

**ADMIRAL'S VIEW II CONDO HOMEOWNERS ASSOCIATION
RESPONSIBILITY CHART
(adopted 3-17-07)**

ITEM	OWNERSHIP CLASSIFICATION	MAINTENANCE RESPONSIBILITIES
1. Heating & Air Conditioning	Unit	The unit owner is responsible for repair and replacement of any and all heating and air-conditioning equipment whether located inside or outside the unit.
2. Plumbing	Unit	The unit owner is responsible for maintaining the plumbing system for the unit. The association maintains the common chases.
3. Windows & Screens	Unit	The unit owner is responsible for the maintenance and replacement of all window and screens. Owner must use approved products and receive prior approval from Board of Directors prior to replacing any windows.
4. Sliding Doors	Unit	The unit owner is responsible for the maintenance and replacement of all sliding doors, frames, rollers, hardware and screens. Owner must use approved products and receive prior approval from Board of Directors prior to replacing any doors.
5. Exterior Door.	Common Element Unit	The association is responsible for painting the exterior of the door. The unit owner is responsible for replacement of exterior doors. Owner must use approved products and receive prior approval from Board of Directors prior to replacing any doors..
6. Storm Door.	Unit	The unit owner is responsible for purchasing, maintenance and replacement of storm doors. Owner must use approved products and receive prior approval from Board of Directors prior to replacing any doors.
7. Decks, Porches, Patios,	Limited Common Element	The Association is responsible for maintenance, repair or replacement of related limited common elements unless otherwise stated
8. Lighting & Light Fixtures	Limited Common Element	The Association is responsible for maintaining exterior lights and fixtures within the condominium complex. However, unit owner is responsible for any light outside of the unit that is controlled by a switch inside the unit.
9. Roof	Common Element	The association is responsible for all roof repairs. Any required sheetrock repairs to the interior of the units as a result of roof damage shall be paid for by the association.
10. Pest Control	Unit	The unit owner is responsible for pest control

within the unit. The association is responsible for yearly termite inspection and also for any whole-building infestation.

11. Leaks & Leak Repairs	Unit	The unit owner is responsible for repairs to all plumbing specific to the unit. If a leak in the unit owners plumbing causes damage to any other unit, that unit owner from whose unit the leak originated is responsible for any and all repairs to the damaged unit
12. Utilities	Unit	The hook up, maintenance and repairs of internal installations of the unit such as water, power, and telephone shall be at the owner's expense
13. Parking Spaces	Limited Common Element	The Association shall be responsible for the maintenance, repair or replacement of the parking area.
14. Landscaping	Common Element	The Association shall be responsible for the upkeep and replacement of all landscaping within the community.
15. Laundry Room	Common Element	The Association shall be responsible for the maintenance, winterization, repair and replacement of the laundry facilities
16. Storage Rooms	Limited Common Element	The Association shall be responsible for the maintenance and repair of the exterior of the storage rooms. The unit owner is responsible for the maintenance and repair of the interior of the storage room assigned to the unit. No items that may be hazardous or in way may negatively affect other storage room, units, or common areas may be kept in the storage room.
17. Architectural Review Guidelines		The unit owner is not to paint or otherwise decorate or change the appearance of any portion of the exterior of the condominium building or grounds.
18. Miscellaneous	Common Elements	The association shall maintain all common elements including but not limited to fences, pool, etc. Any damage to the common elements resulting from the negligence of an owner, guests of an owner or any individual employed by an owner will be the responsibility of that owner.
