

WESTVIEW MANOR CONDOMINIUM ASSOCIATION MAINTENANCE RESPONSIBILITY REFERENCE SHEET

This sheet is for reference purposes only. The full document should be used to determine responsibility of maintenance items in question.

	INCLUDING	ASSOC.	OWNER	NOTES
AIR CONDITIONING	Including machinery, equipment, fixtures, systems, appliances and installation serving only that unit		X	Part of Unit per Declaration Article II, Section 3c
APPLIANCES	Also includes ice cube maker lines		X	Part of Unit per Condo Act 3202 (4)
ATTIC	Between the ceiling of the second floor and the roof	X		Part of Common Elements per Declaration Article II, Section 3c
AWNINGS			X	Limited Common Element per Condo Act 3202 (4)
BALCONIES			X	Limited Common Element per Condo Act 3202 (4)
CEILING COVERING	Unfinished inner surface of the ceiling of the second story		X	Part of Unit per Declaration Article II, Section 3c and Condo Act 3202 (1)
CHIMNEY	Chute, flue, duct, wire, conduit, bearing wall, bearing column or any other fixture lying partially in and partially outside the designated boundaries of any unit		X	Limited Common Elements per Condo Act 3202 (2)
DOORS – EXTERIOR	Front doors, back doors, garage doors, storm doors and all trim, hardware, doorbells, openers, tracks, springs, sills, etc.		X	Limited Common Elements per Condo Act 3202 (4)
DOORS – INTERIOR			X	Part of Unit per Declaration Article II, Section 3c
ELECTRICAL	Including machinery, equipment, fixtures, systems, appliances and installations serving only one unit. Everything after meter.		X	Limited Common Element per Declaration Article II, Section 3c
	Including machinery, equipment, fixtures, systems, appliances and installation serving more than one unit.	X		Common Element per Declaration Article II, Section 3c
FENCING	Fixture designed to serve a single unit but located outside of the unit's boundaries (fence between units is common area)		X	Limited Common Elements per Condo Act 3202 (4)
FIREPLACE	Fireplace and interior of chimney are the responsibility of the unit owner. Fireplace and chimney should be maintained in proper working condition. If used, both should be professionally inspected and cleaned on a one to three year basis, depending on the amount of use.		X	

	INCLUDING	ASSOC.	OWNER	NOTES
FLOORS	Unfinished inner surface of the concrete slab which unit is constructed, including carpeting, floor tiles and other floor coverings		x	Part of Unit per Declaration Article II, Section 3c and Condo Act 3202 (1)
HEATING	Including machinery, equipment, fixtures, systems, appliances and installations serving only that unit		X	Part of Unit pre Declaration Article II, Section 3c
LANDSCAPING		X		Common Element per Declaration Article II, Section 3.4
LIGHT POLES	Electric to light		X	Limited Common Element per Condo Act 3202 (2)
	Light poles and sensors	X		Per Condo Act 3202 (2) – Based on it serving more than one unit.
PLUMBING	Including machinery, equipment, fixtures, systems, appliances and installations serving only that unit (includes hose faucets)		X	Limited Common Element per Declaration Article II, Section 3c
	Including machinery, equipment, fixtures, systems, appliances and installations serving more than one unit	X		Common Element per Declaration Article II, Section 3c
PATIOS			X	Limited Common Element per Condo Act 3202(4)
PORCHES			X	Limited Common Element per Condo Act 3202(4)
ROOFING	The horizontal or slanted plane of the outside surface of roof	X		Common Element per Declaration Article II, Section 3a.1
SHUTTERS			X	Limited Common Element per Condo Act 3202(4)
SKYLIGHTS		X		Common Element per Declaration Article II, Section 3a.1 (considered part of roof)
WALLS – INTERIOR	From unfinished inner surfaces of the perimeter walls in and all interior partition walls including all lath, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint and any other materials constituting any part of the finished surfaces thereof.		X	Part of Unit per Declaration Article II, Section 3c and Condo Act 3202 (1)
WINDOWS	Windows, window frames, sills and assemblies, window glass		X	Limited Common Element per Condo Act 3202(4)