

**MAINTENANCE, REPAIR, REPLACEMENT,
AND INSURANCE RESPONSIBILITIES FOR
VALLEY VIEW VILLAGE CONDOMINIUMS**

October 7, 2015

A = Valley View Village Condominiums
TA = Valley View Village Townhome Association
O = Owner

This chart describes the maintenance and insurance obligations between Valley View Village Condominiums and the Owners within the Association. This chart is intended to be a quick reference describing the maintenance, repair, replacement and insurance responsibilities for Valley View Village Condominiums as described in the Supplemental Declaration of Covenants, Conditions, and Restrictions for Valley View Village Subdivision for Valley View Village Condominiums (“the Declaration”). However, the Declaration has important additional language regarding related topics (e.g. Insurance, Article IX, which includes Owner Insurance, Section 9.4).

For maintenance and insurance obligations imposed by the Master Association, please refer to the Master Association governing documents.

The term “maintenance” as used below shall include the maintenance, repair and replacement of that component unless otherwise stated.

	MAINTENANCE	INSURANCE ¹
BUILDING EXTERIOR		
Exterior Building Surfaces	A	A
Roofs	A	A
Gutters & Downspouts	A	A
Windows, Including Glass, Screens, Frames, Panes, Casings, Locks and Caulking located on the Association’s common property	A	A
Windows, Including Glass, Screens, Frames, Panes, Casings, Locks and Caulking designed to serve an individual Unit	O	A
Pedestrian Doors, Including Doorways and Frames, Hardware, Locks and Door Bells located on the Association’s common property	A	A
Pedestrian Doors, Including Doorways and Frames, Hardware, Locks and Door Bells designed to serve an individual Unit	O	A
Exterior Light Fixtures Attached to a Structure and located on the Association’s common property	A	A
Exterior Light Fixtures Attached to a Structure and designed to serve an individual Unit	O	A

Garage Doors located on the Association's common property	A	A
Garage Doors designed to serve an individual Unit.	O	A
Doorsteps, Stoops, Patios, Balconies, Decks, Porches, Including Any Railings, designed to serve an individual Unit	O	A
Other Owner Installed Exterior Improvements (subject to DRC approval)	O	O
UNIT INTERIORS		
Interior Finished Surfaces Of The Walls, Floors And Ceilings	O	O
Party Walls	O	A
Structural and Nonstructural Members; Foundation Walls, Building Foundation	O	A
Utility Systems	O	A
Utility Lines From The Point of Departure From a Shared Usage (including Sewer Lines, Water Lines, Meter and Meter Pits from the Sewer/Water Main)	O	A
Concrete Slab Interior Surface Upon Lot	O	A
All Fixtures, Betterments and Improvements Within Units as Installed by Declarant	O	A
All Fixtures, Betterments and Improvements Within Units as Installed by Owner	O	O
Declarant-Installed Doors	O	A
Appliances	O	O
Furnishings	O	O
Window Coverings	O	O
Glazing	O	?
All Limited Common Elements Designed To Serve An Individual Condominium Unit	O	A
Any Other Item Not Listed Above	O	O
ASSOCIATION GROUNDS		
General Common Elements (All Areas Not Under a Building Footprint – Includes But Is Not Limited To: Grading, Drainage Structures/Facilities, Landscaping, Streets and Sidewalks for the common use and enjoyment of Unit Owners)	TA ⁱⁱ	TA
Fencing	O	O
Designated Parking Spaces Assigned To Individual Condominium Unit	O	N/A
Removal of Snow, Leaves, Debris From Limited Common Elements	O	N/A

Owner Installed Landscaping	O	O
Any Other Item Not Listed Above	O	O
General Common Elements Depicted on the Map or Described in the Declaration and Not Otherwise Listed	TA	TA
Limited Common Elements Depicted on the Map or Described in the Declaration and Not Otherwise Listed	O	A
Other Public Improvements Required by the Local Governmental Entity	TA	TA
Easements	TA/A	TA/A
Any Improvement or Fixture Installed By Owner and Not Otherwise Listed	O	O
General Liability Insurance Covering All Of The Common Elements And Public Ways	TA	TA
Property Insurance Covering All Condominium General Common Elements And Limited Common Elements	A	A

ⁱ As the Condominium Association exercises some discretion over what it insures, questions on insurance claims should refer to the actual insurance policy in addition to, or instead of, this chart. (E.g. Section 9.4 states, “Moreover, the Condominium Association insurance policy need not include improvements and betterments installed by Condominium Owners.”)

ⁱⁱ “The Condominium Association shall collect and remit to the Townhome Association a pro rata share of the costs of maintaining such General Common Elements based on the total number of Condominium Elements” (Section 3.4).

***Note about limited common elements: “Any other Common Expense associated with the maintenance, repair or replacement of a Condominium Limited Common Element shall be assessed equally against the Condominium Units to which the Condominium Limited Common Element is assigned” (Section 3.5(b)).