

LAUREL VALLEY CONDOMINIUM ASSOCIATION

A = Association

C = Co-owner

PLEASE NOTE: This Summary is effective July 2024 for convenience of reference only. It does not supersede or alter any statements of duty appearing in the Association's governing documents. In the event of contradiction, the governing documents will control. Additionally, there are some exceptions that may apply to these generalized statements of duties per the governing documents. Legal counsel must be consulted for certainty of duties based on the factual situation involved.

ITEM	MAINTAIN	REPAIR	REPLACE
Air Conditioner and related equipment and accessories	C	C	C
Animal/Pest Removal from Unit	C	C	C
Appliances and Equipment including, but not limited to, personal alarm systems, smoke and carbon monoxide detectors, garbage disposal, dishwasher, microwave, range, oven, refrigerator, furnace, vent fans, dryer venting within the Unit, hot water heater, and vent covers and filters	C	C	C
Cabinetry and Trim, including, but not limited to, counters, floor coverings (such as carpet, hardwood, tile) and wall coverings (such as paint, wallpaper, tile)	C	C	C
Construction			
Attics	A	A	A
Ceiling construction and ceiling drywall (not including paint)	A	A	A
Ceiling coverings (e.g., paint)	C	C	C
Chimneys	A	A	A
Exterior siding, brick, painting, trim, caulking, and flashing	A	A	A
Floor construction between Unit levels (including subfloors)	A	A	A
Floor coverings (e.g., carpet, hardwood, tile, etc.)	C	C	C
Foundations and supporting columns	A	A	A
Insulation installed by Developer	A	A	A
Interior wall construction, interior wall drywall, and interior wall coverings (e.g., paint, wallpaper, etc.)	C	C	C
Perimeter wall construction and perimeter wall drywall (not including paint)	A	A	A
Perimeter wall coverings (e.g., paint, wallpaper, etc.)	C	C	C
Roofs, gutters, and downspouts	A	A	A
Doors			
Door-walls, including screens, frames, locks and hardware, storms, and weather stripping	C	C	C
Unit entry and interior doors, including screens, frames, locks and hardware, storms, and weather stripping	C	C	C
Ductwork	A	A	A
Electrical			
Common street lighting system including related wiring and fixtures	A	A	A
Entire system up to the point of connection with but not including the electrical meter for the Unit	A	A	A
Electrical lines, wires, outlets, switches, boxes, circuit breakers, panels and fixtures from the point of connection with, and including, the electrical meter for the Unit	C	C	C
Porch light fixtures	C	C	C
Entrance and Common Signage	A	A	A
Furnace	C	C	C
Gas Distribution System			
Entire system up to the point of connection with gas fixtures within the Unit	A	A	A
Gas fixtures within the Unit	C	C	C
Hot Water Heater	C	C	C
Irrigation System	A	A	A
Landscaping and Planting (including trees, flowers and shrubs)			
Co-owner installed landscaping	C	C	C
Installed by developer or Association	A	A	A
Mailboxes	C	C	C
Parking Areas, including snow removal	A	A	A
Patio and all improvements related to the patio areas, including steps, rails and gates	C	C	C
Perimeter Fencing	A	A	A
Porch, including snow removal	A	A	A
Privacy Fencing	A	A	A
Roadways and Drives, including snow removal	A	A	A
Sanitary Sewer System			
Entire system up to the point of connection with plumbing fixture traps within the Unit	A	A	A
Plumbing fixtures and drain lines and traps located within and serving individual plumbing fixtures within the Unit	C	C	C
Snow Removal from parking areas, drives, walkways, and porches	A	A	A
Storage Shed	A	A	A
Storm Drainage System	A	A	A

Laurel Valley			
ITEM	MAINTAIN	REPAIR	REPLACE
Telecommunication Systems			
Entire system up to but not including the junction or demarcation box that provides service to the Unit	Provider	Provider	Provider
Entire system from and including the junction or demarcation box that provides service to the Unit	C	C	C
Trash Enclosures	A	A	A
Walkways, including snow removal	A	A	A
Water Distribution System			
Entire system up to the connection with, but not including, the Unit's first shut off valve within the Unit	A	A	A
Exterior water spigots	A	A	A
Water lines, pipes, valves and fixtures from and including the Unit's first shut off valve within the Unit	C	C	C
Windows, including screens, frames, locks and hardware, storms, and weather stripping	C	C	C