

RESPONSIBILITY MATRIX
WABEEK FAIRWAYS WEST No. 2

Wabeek Fairways West No. 2

A = Association

C = Co-owner

PLEASE NOTE: This Summary is effective upon the recording date of the Second Amended and Restated Consolidating Master Deed and is prepared 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 Conditioners and related equipment and accessories	C	C	C
Animal/Pest Removal			
Inside the Unit	C	C	C
On the common elements	A	A	A
Appliances and equipment within a Unit and supporting hardware and equipment			
Air cleaner	C	C	C
Alarm systems	C	C	C
Dishwasher	C	C	C
Dryer venting and related ductwork	C	C	C
Fireplaces, flues and dampers	C	C	C
Furnace, related ductwork, and flue	C	C	C
Garbage disposal	C	C	C
Hot Water Heaters	C	C	C
Humidifier	C	C	C
Intercoms	C	C	C
Microwave	C	C	C
Range/oven	C	C	C
Refrigerator	C	C	C
Smoke and carbon monoxide detectors	C	C	C
Vent fans, covers, filters and related ductwork	C	C	C
Balconies and all related improvements	C	C	C
Bike Paths	A	A	A
Cabinets, Counters, Trim, Shelves, Sinks, Floor Coverings (such as carpet, hardwood, tile) and Wall Coverings (such as paint, wallpaper, tile)	C	C	C
Construction			
Attic construction (excluding insulation which is a co-owner responsibility)	A	A	A
Attic insulation	C	C	C
Address numbers (standard) on buildings	A	A	A
Basement finishes, including drywall	C	C	C
Basement floor slab	C	C	C
Caulking, exterior	A	A	A
Ceiling construction (not including drywall)	A	A	A
Ceiling coverings (e.g., paint)	C	C	C
Drywall (ceilings, interior walls, and perimeter walls)	C	C	C
Exterior brick	A	A	A
Exterior flashing	A	A	A
Exterior painting	A	A	A
Exterior siding	A	A	A
Exterior trim	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, excluding attic insulation	A	A	A
Interior wall construction and interior drywall	C	C	C
Interior wall coverings (e.g., paint, wallpaper, etc.)	C	C	C
Interior trim	C	C	C
Perimeter wall construction (not including drywall)	A	A	A
Perimeter wall coverings (e.g., paint, wallpaper, etc.)	C	C	C
Roofs, gutters, and downspouts	A	A	A
Unit interior drywall including ceilings, interior walls, and perimeter walls	C	C	C
Decks and all related improvements	C	C	C
Doors			
Door-walls including frames, glass, seals, and hardware	C	C	C
Entry doors	C	C	C
Driveways, including snow removal	A	A	A
Ductwork	C	C	C
Electrical			
Doorbell	C	C	C

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ITEM	MAINTAIN	REPAIR	REPLACE
Entire system, including common site lighting, and exterior light fixtures, up to the point of connection with, but not including, each Unit's electric panel	A	A	A
Interior doors	C	C	C
Pedestrian doors	C	C	C
Electrical lines, wires, outlets, switches, boxes, circuit breakers, panels, light bulbs, and fixtures from the point of connection with (and including) the Unit's electrical panel, as well as light bulbs within exterior light fixtures served by the Unit's electrical meter	C	C	C
Exterior light fixtures (not including bulbs)	A	A	A
Entryway Signage and Related Improvements	A	A	A
Fireplaces			
Construction and cap	A	A	A
Fire grate	C	C	C
Flues and dampers	C	C	C
Furnaces, including related ductwork and flue	C	C	C
Garages			
Garage door opener, remote, and all related hardware/equipment	C	C	C
Garage door including tracks, springs, rollers, and related hardware/equipment	A	A	A
Garage floor slabs	C	C	C
Garage perimeter wall construction and roof	A	A	A
Garage wall and ceiling drywall including paint	C	C	C
Gas Distribution System			
Entire system up to the line's first point of entry into the Unit	A	A	A
Gas lines, pipes, valves, and fixtures from the gas line's first point of entry into the Unit	C	C	C
Generators	C	C	C
Hot Water Heaters	C	C	C
Irrigation System	A	A	A
Landscaping			
Lawn areas	A	A	A
Landscaping improvements in lawn areas appurtenant to the Unit, including , flower beds, shrubbery, mulch beds, decorative stone or edging, pavers, planters, raised garden beds, and any other plantings or landscape features (Association has discretion to undertake trimming of bushes under fifteen feet located within these landscaping areas)	C	C	C
Landscaping improvements installed by Developer or Association in common areas	A	A	A
Mailbox Stands	A	A	A
Patios and Courts			
Developer/Association-installed privacy fences	A	A	A
Patio and court landscaping, and all related improvements, including kneewalls	C	C	C
Patio areas that are primarily lawn	A	A	A
Porches, steps, and all related improvements, including snow removal	C	C	C
Roadways, including snow removal	A	A	A
Sanitary Sewer System			
Entire system up to the point of connection with plumbing fixture traps located within a Unit (i.e. can be seen and serving only individual plumbing fixtures)	A	A	A
Plumbing fixtures, including plumbing fixture drain lines and traps serving individual plumbing fixtures, located within and serving the Unit	C	C	C
Skylights including frames	C	C	C
Snow removal from driveways, roads, and concrete walkways	A	A	A
Storage Shed	A	A	A
Storm Sewer System	A	A	A
Sump Pumps and sump pump discharge lines	C	C	C
Telephone and Telecommunication Systems			
Entire system up to but not including the junction or demarcation box that provides service to a Unit	Provider	Provider	Provider
Entire system from and including the junction or demarcation box that provides service to a Unit	C	C	C
Walkways			
Concrete walkways, including snow removal	A	A	A
Non-concrete walkways	C	C	C
Water Distribution System			
Entire system up to, but not including, the point of connection with supply lines and shutoff valves located within and serving individual plumbing fixtures located within a Unit	A	A	A
Plumbing fixtures located within and serving the Unit including rings, seals, washers, supply lines and shutoff valves located within the Unit and serving an individual plumbing fixture	C	C	C
Tub/shower caulking, grout, and pan	C	C	C
Windows including screens, frames, locks, hardware, storms, and weather stripping	C	C	C