

HIGH POINTE RIDGE CONDOMINIUM ASSOCIATION

RESPONSIBILITY CHART

A = ASSOCIATION

C = CO-OWNER

ITEM	DECORATE	MAINTAIN	REPAIR	REPLACE	COMMENTS
GROUND					
LAWN	A	A	A	A	
TREES/SHRUBS/FLOWERS IN GENERAL COMMON ELEMENTS	A	A	A	A	
TREES/SHRUBS/FLOWERS IN COMMON ELEMENT BEDS	C	C	C	C	IF OWNER PLANTS WITH WRITTEN BOARD APPROVAL, OWNER MUST ALSO MAINTAIN
SNOW REMOVAL	NA	A	A	A	1.5 INCHES OR MORE & DE-ICING
DRIVEWAY	NA	A	A	A	
SIDEWALKS	NA	A	A	A	
PORCHES	NA	A	A	A	
STEPS	NA	A	A	A	
PARKING AREAS	NA	A	A	A	
ROADS	NA	A	A	A	
MAILBOXES	NA	NA	NA	NA	CONTACT POST OFFICE FOR REPAIRS, KEYS ARE OWNER RESPONSIBILITY
IRRIGATION SYSTEM	NA	A	A	A	ASSOCIATION PAYS FOR WATER
INSECT EXTERMINATION	NA	A	A	A	
WILD ANIMAL REMOVAL	NA	A	A	A	
COMMON LIGHTING	NA	A	A	A	
STORM SEWER	NA	A	A	A	
SANITARY SEWER	NA	A	A	A	UP TO THE POINT OF CONNECTION TO THE PLUMBING FIXTURE
BUILDING – EXTERIOR					
CHIMNEY	NA	A	A	A	
BALCONIES/DECKS/PATIOS	C	C	A	A	
WINDOWS/GLASS/SCREENS	NA	C	C	C	
EXTERIOR CAULKING	NA	A	A	A	
DOORWALLS	NA	C	C	C	
STORM DOOR	NA	C	C	C	MUST BE APPROVED DOOR
GARAGE DOORS	NA	C	A	A	
ENTRY DOORS	NA	C	A	A	
DOORBELLS/DOORKNOBX/LOCKS	NA	C	C	C	
ROOFS	NA	A	A	A	
PAINTING	NA	A	A	A	
EAVES/DOWNSPOUTS	NA	A	A	A	
AIR CONDITIONER COMPRESSOR	NA	C	C	C	
AIR CONDITIONER PAD	NA	C	C	C	
DRYER VENTS	NA	C	C	C	
ELECTRICAL	NA	A	A	A	UP TO BUT NOT INCLUDING THE FIXTURES, PLUGS & SWITCHES
PLUMBING	NA	A	A	A	UP TO THE POINT OF CONNECTION WITH PLUMBING FIXTURES IN UNIT
OUTSIDE WATER SPIGOTS	NA	A	A	A	
GAS LINES	NA	A	A	A	UP TO THE POINT OF CONNECTION TO THE UNIT'S GAS FIXTURES
BUILDING – INTERIOR					
CEILINGS	C	C	C	C	EXCEPT FOR DAMAGE CAUSED FROM THE EXTERIOR

FLOORS	C	C	C	C	
ITEM	DECORATE	MAINTAIN	REPAIR	REPLACE	COMMENTS
SUBFLOOR	NA	NA	A	A	
FIREPLACE COMBUSTION CHAMBER	NA	C	C	C	
PERIMETER WALLS/CEILINGS	C	C	A	A	EXCEPT DAMAGE CAUSED FROM EXTERIOR
STORAGE AREAS	C	C	A	A	EXCEPT IN CO-OWNER FAULT
BASEMENT WALLS/CRACKS & ROD HOLES/BASEMENT FLOORS	NA	A	A	A	OWNER MUST EXPOSE WALL AT OWNERS EXPENSE IF FINISHED BASEMENT
GARAGE DOOR TRASNMITTERS & RECEIVERS	NA	C	C	C	
GARAGE ROLLERS/SPRINGS/TRACK	NA	A	A	A	
GARAGE/STORAGE FLOORS	C	C	C	C	
DOORS/WEATHERSTRIPPING/SEALS	C	C	C	C	
INTERIOR DRYWALL	C	C	C	C	EXCEPT DAMAGE CAUSED FROM EXTERIOR IF COVERED BY ASSOCIATION INSURANCE
UNPAINTED/UNFINISHED DRYWALL	NA	NA	A	A	
PAINT	NA	C	C	C	EXCEPT DAMAGE CAUSED FROM EXTERIOR IF COVERED BY ASSOCIATION INSURANCE
ELECTRICAL	NA	C	C	C	FROM THE FUSE BOX IN
WATER	NA	NA	C	NA	UP TO THE POINT OF CONNECTION WITH THE PLUMBING FIXTURES
FURNACE	NA	C	C	C	
HOT WATER HEATER	NA	C	C	C	
SUMP PUMP	NA	A	A	A	
APPLIANCES	NA	C	C	C	
WALLPAPER	NA	C	C	C	
OTHER					

*Co-owners are responsible for all damages caused by them or guests regardless of whether said items would normally be the responsibility of the Association.

**Developer is responsible for all warranty repairs.

***This responsibility chart is for a convenient reference only and the actual High Pointe Ridge Condominium Association Master Deed and By-laws will always govern.

APPROVED BY BOARD OF DIRECTORS MAY 2000

APPROVED BY LEGAL COUNSEL APRIL 2000