

KNOLLWOOD POINTE CONDOMINIUM ASSOCIATION

EN: 382367189

RESPONSIBILITY MATRIX

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

A=ASSOCIATION C= CO-OWNER

ITEM	Maintain, decorate, repair & replace	Comment
<b>GROUNDINGS</b>		
LAWN	A	
TREES, SHRUBS/FLOWERS IN GENERAL COMMON ELEMENTS	A	
CO-OWNERS LANDSCAPE & PLANTINGS	C	
DRIVEWAY	A	
SIDEWALKS	A	
ROADS	A	
RETAINING WALLS	A	
IRRIGATION SYSTEM	A	
INSECT EXTERMINATION/WITHIN THE GENERAL EXTERMINATION PROGRAM	A	
SIGNS	A	
STORM SEWER	A	
SANITARY SEWER SYSTEM (until it enters Unit)	A	
SNOW REMOVAL EXCEPT FROM DECKS, PRIVACY AREAS AND PATIOS	A	
PATIOS	A	
MAILBOXES	A	
CARPORTS	A	
<b>STRUCTURAL &amp; OTHER (EXTERIOR)</b>		
STRUCTURE (BUILDING EXTERIOR)	A	
CHIMNEY EXTERIOR AND FLUE	A	
DECKS AND BALCONIES	A	
PRIVATE PORCHES AND STEPS	A	
WINDOWS, INTERIOR DOORS, DOORWALLS, INCLUDING FRAMES AND HARDWARE, STORMS & SCREENS	C	
GARAGE DOOR OPENER	C	
GARAGE DOOR AND UNIT ENTRY DOORS	A	
GARAGE DOOR CABLES/SPRINGS/TRACKS	A	
DOOR LOCKS, EXCEPT FOR GARAGE DOOR	C	
DOORBELL & INTERCOM	A	
ROOFS	A	
GUTTERS/DOWNSPOUTS	A	
DRAIN LINES BEYOND EXTERIOR WALLS	A	
IMPROVEMENTS (E.G. HANDICAP RAMP/RAILING, SATELLITE DISHES, SKYLIGHTS)	C	
ELECTRICAL, WIRING UPSTREAM TO BREAKER BOX	A	
WATER & GAS LINES, UPSTREAM TO METER	A	
PERIMETER WALLS --(exterior & studs )	A	
GARAGE AND BASEMENT CONCRETE FLOORS	A	
AIR CONDITIONER	C	
LIGHTING AND BULBS, EXCEPT FOR INSIDE GARAGE	A	
ATTIC INSULATION AND VENTILATION	A	

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ITEM	Maintain, decorate, repair & replace	Comment
<b>STRUCTURAL AND OTHER INTERIOR</b>		
CEILINGS AND DRY WALL (UNIT & GARAGE)	A	
HEATING AND AIRCONDITIONING DUCTWORK	A	
FLOOR CONSTRUCTION AND SUB-FLOORS all	A	
MAINTENANCE AND CLEANING OF INTERIOR CHIMNEY COMPONENTS (COMBUSTION CHAMBERS, FLUES AND DAMPERS)	C	
BASEMENT WALLS/CRACKS & ROD HOLES	A	
INTERIOR DRAINS AND TRAPS	C	
DECORATIONS TO INCLUDE BUT NOT LIMITED TO PAINT, WALLPAPER, CARPET, TILE, FLOOR COVERING	C	
ELECTRICAL, WIIRING DOWNSTREAM TO BREAKER BOX	C	
WATER & GAS LINES, DOWNSTREAM TO METER	C	
BASEMENT DRAINS WITHIN A BASEMENT PERIMETER	C	
FURNACE /HUMIDIFIER/AIR FILTERS of all types	C	
HOT WATER HEATER	C	
SUMP PUMPS	A	
DRYER VENT CLEANING	A	
APPLIANCES, INTERIOR TRIM, INTERIOR DOORS, SINKS, TILE & RELATED HARDWARE	C	