

KNOLLS NORTH CONDOMINIUMS RESPONSIBILITY CHART

Maintenance Item	Decorate	Maintain	Repair	Replace	Comments
Air Conditioning Compressor	C	C	C	C	Does not apply to buildings 9 & 10 common areas
Balconies	C	C	C	C	
Basement Walls	C	C	A	A	Building 9 & 10 common areas = Association
Carports	A	A	A	A	Automatic door openers = Co-Owner responsibility
Caulking	A	A	A	A	Exterior Only
Doorwalls	C	C	A	A	
Driveways	A	A	A	A	
Eaves Troughs/Downspouts	A	A	A	A	
Electrical Wiring	A	A	A	A	Up to point of connection with outlets
Elevator	A	A	A	A	Applies to Units 38 – 65 Only
Entry Door	C	C	A	A	
Exterior Lighting	A	A	A	A	
Exterior Painting	A	A	A	A	Except Porches, Balconies, and Patios
Fire Prevention Equipment	A	A	A	A	Applies to buildings 9 & 10 only
Furnaces	C	C	C	C	Buildings 9 & 10 common areas = Association
Garage Doors	A	A	A	A	
Garage Floors	C	C	C	C	Applies to Units 1 – 37 Only
Garage Opener & Hardware	C	C	C	C	Does not apply to buildings 9 & 10
Gas Transmission Lines	A	A	A	A	Up to point of connection with fixture
Hallway & Vestibule Cleaning	A	A	A	A	Applies to Buildings 9 & 10 Only
Hallway Lighting	A	A	A	A	Applies to Buildings 9 & 10 Only
Hot Water Tank	C	C	C	C	
Insect Extermination	A	A	A	A	General Common Areas Only
Intercom System	A	A	A	A	Applies to Buildings 9 & 10 Only
Interior Walls	C	C	A	A	Does not apply to buildings 9 & 10 common areas
Irrigation System	A	A	A	A	
Lawn Maintenance	A	A	A	A	
Mailboxes	A	A	A	A	Owner is responsible for key
Parking Lots	A	A	A	A	
Patios	C	C	C	C	
Plumbing Pipe Network	A	A	A	A	Up to point of connection with fixture
Porches	C	C	C	C	
Roads	A	A	A	A	
Roofs	A	A	A	A	
Shrubs	A	A	A	A	
Sidewalks	A	A	A	A	
Snow Removal	A	A	A	A	
Storm Doors	C	C	C	C	
Storm Sewers	A	A	A	A	Catch basins only, city maintains sewers
Sump Pumps	A	A	A	A	
Telephone Wiring Network	A	A	A	A	Up to point of connection with jack
Trees	A	A	A	A	
Wild Animal Removal	A	A	A	A	General Common Areas Only
Windows	C	C	A	A	

A = ASSOCIATION RESPONSIBILITY

C = CO-OWNER RESPONSIBILITY

Co-Owners are responsible for all damages caused by themselves, family members, or guests, regardless of whether said items would normally be the responsibility of the Association.