

**INVERRARY CONDOMINIUM
MAINTENANCE MATRIX**

A = Association C= Co-owner

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

ITEM	MAINTAIN	REPAIR	REPLACE
Air Conditioner, including related equipment and accessories	C	C	C
Appliances and equipment including but not limited to, furnace, air conditioner, humidifier, air cleaner, any personal alarm system, garbage disposal, dishwasher, range, oven, refrigerator, vent fans and related ductwork, dryer venting, vent covers and filters, and individual water heaters.	C	C	C
Balconies (*note that the Association <i>may</i> assume this responsibility and <i>may</i> assess the costs to the Units serviced by same)	C*	C*	C*
Cabinets, Counters, Trim, Unit Floor Coverings (such as carpet, hardwood, tile) and Unit Wall Coverings (such as paint, wallpaper, tile)	C	C	C
Carports	A	A	A
Construction			
Ceiling Construction	A	A	A
Drywall throughout Unit (including ceilings, perimeter walls and interior walls)	C	C	C
Floor Construction between Unit levels	A	A	A
Foundations, Slabs (including garage) and Supporting columns	A	A	A
Insulation Installed by Developer	A	A	A
Interior Wall Construction	C	C	C
Perimeter Wall Construction	A	A	A
Roofs, Gutters and Downspouts	A	A	A
Doors			
Building Entry Doors	A	A	A
Unit entry doors, interior doors, and doorwalls, including their storms, screens, frames, locks, hardware, thresholds, sills and weather stripping	C	C	C
Electrical			
Entire system up to point of connection with, but not including, the Unit's circuit box	A	A	A
Electrical lines, wires, outlets, switches, boxes, circuit breakers, panels and fixtures from the point of connection with, and including, the circuit box for the Unit, excluding only exterior light fixtures on porches	C	C	C
Equipment Room	A	A	A
Furnace and related duct work	C	C	C
Gas Distribution System			
Entire system up to point of entry into an individual Unit	A	A	A
Gas lines, pipes, and fixtures located within an individual Unit, including shut-off valves, rings and washers	C	C	C
Hot Water Heater	C	C	C
Irrigation System	A	A	A
Landscaping (unless installed by Co-owner)	A	A	A
Patios	A	A	A
Plumbing			

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 these individual plumbing fixtures	C	C	C
Porches, including steps and railings (building entry)	A	A	A
Recreational Facilities, including the pool, tennis court, and all related facilities and equipment	A	A	A
Roads, including snow removal	A	A	A
Sanity Sewer System			
Entire system except individual drain lines located within an individual Unit	A	A	A
Drain lines and traps located within the Unit	C	C	C
Sidewalks, including snow removal	A	A	A
Snow Removal from roads, sidewalks, parking areas, and front porches	A	A	A
Stairways, Hallways and Mailboxes	A	A	A
Storm Sewer System including Sump Pumps	A	A	A
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 the Unit	C	C	C
Windows including storms, screens, frames, locks, hardware, sills, locks, hardware, storms and weather stripping	C	C	C