

**FOUNTAINS CONDOMINIUM ASSOCIATION  
AREAS OF RESPONSIBILITY**

1	<b>Association</b>	Exterior siding and paint	Repair, replace, caulk and paint
2	<b>Association</b>	Gutters and downspouts	Repair, replace, clean, caulk and paint
3	<b>Association</b>	Roofs, roof flashings, vents	Repair, replace, including garages
4	<b>Association</b>	Perimeter wall studs and installation	Repair, replace
5	<b>Association</b>	Party wall studs (common walls)	Repair, replace
6	<b>Association</b>	Building floor and ceiling rafters, joints and / or trusses	Repair, replace
7	<b>Owner</b>	Perimeter wall interior sheetrock	Repair, replace
8	<b>Owner</b>	Unit interior wall sheetrock and finish	Repair, replace
9	<b>Owner</b>	Unit interior ceilings and floor	Finish, sheetrock, insulation, floor underlay
10	<b>Owner</b>	Unit fixtures and finishes	Appliances, cabinets, plumbing fixtures, floor coverings and window treatments
11	<b>Owner</b>	Unit entrance door and locks	Repair, replace door, door casing and locks
11a	<b>Association</b>	Unit entrance door	Paint, caulk, flash door trim
12	<b>Association</b>	Common area entry doors and locks	Repair, replace
13	<b>Owner</b>	Windows and sliding glass doors	Repair, replace
13a	<b>Association</b>	Exterior of windows, sliding glass doors and screens	Paint trim, caulk and flashings, repair or replace screens
14	<b>Association</b>	Electrical	Electric panels, meters, exterior outlets and fixtures, wiring from meters to units
14a	<b>Owner</b>	Electrical	Unit electric wiring, switches, fixtures & breaker switches, etc
15	<b>Association</b>	Plumbing	Common supply and drain lines, outside hose bibs and interior valves that control the water flow to the hose bibs and to the unit itself
15a	<b>Owner</b>	Plumbing and unit supply and drain from connection with common area	Unit water heater including gas or electrical lines, venting pipes and water heater supply valve
16	<b>Association</b>	Decks and patios	Repair, replace and paint; second floor deck surfaces and railing included
16a	<b>Owner</b>	Deck and patio awnings	Repair, replace
17	<b>Association</b>	Common area hallway, stairs, railings, glass, carpeting, lights and wall coverings	
18	<b>Association</b>	Sidewalk and steps, common area	Replace, repair, clean and paint safety stripes and railings
19	<b>Association</b>	Inset and pest control	Unit exteriors, attics; wood boring or stinging insects, animals
19a	<b>Owner</b>	Insect and pest control	Unit interiors
20	<b>Owner</b>	Water and smoke damage	Damage to unit interiors from unit or neighbor source
20a	<b>Association</b>	Water and smoke damage	Damage to unit interior from common area source
21	<b>Association</b>	Fireplace and chimney	Replace chimney cap, exterior brick maintenance
21a	<b>Owner</b>	Fireplace and chimney	Clean, interior repair of heating units and venting
22	<b>Association</b>	Common area trees, flowers, plants, shrubs, brick planters, boxes, etc and lawns	Maintain, remove, replace
23	<b>Association</b>	Streets and parking areas	Clean, re-stripe, repair and repave as needed
24	<b>Association</b>	Fences, bricks and wood; gates and walls	Repair, replace, refinish
25	<b>Association</b>	Signage – entry, street and address	Repair, replace, refinish
26	<b>Association</b>	Common area water lines, water lines, water valves, siphon valves, sprinkler heads, electric timers, drain lines, grates, electric panels, wiring, lights, junction boxes and switches	
27	<b>Association</b>	Garages	Maintain, repair, replace, paint as needed; original builder's doors, locks, hardware, weather stripping, electric timers, switches and light bulbs
28	<b>Owner</b>	Garages	Cleaning and safe storage of personal goods; maintenance of electric door openers with controls, hardware and attachment
29	<b>Owner</b>	Dryer vents, ducts	Clean, replace and repair

**This document is subject to amendment by the Board as necessary.**