

**FOUNTAINS CONDOMINIUM ASSOCIATION
AREAS OF RESPONSIBILITY**

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

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