

# What is the Associations and What is the Co-owners Responsibility?

| Association (covered)      |                                 | Co-Owner (not covered)                    |                                |
|----------------------------|---------------------------------|---|--------------------------------|
| <b>Plumbing in Walls</b>   | <b>Pipes</b>                    | Fixtures                                  | Mixing Valves                  |
|                            |                                 | Wintering Garage<br>Hose Bibbs            | Replacing Garage<br>Hose Bibbs |
|                            |                                 | Furnaces                                  | Air Conditioners               |
|                            |                                 | H-VAC related<br>wiring                   | Thermostats                    |
| <b>H-VAC Vents</b>         |                                 | H-VAC Vent<br>Cleaning                    | Drier Vent<br>Cleaning         |
| <b>Electrical in Walls</b> |                                 | Electric Panel &<br>Updates               | Ceiling &<br>Bathroom Fans     |
| <b>Garage Door</b>         |                                 | Outlets, lights*                          | Garage Door<br>Opener          |
|                            |                                 | Decks                                     |                                |
| <b>Front Door</b>          | <b>Side Door on<br/>Garages</b> | Inside Doors, Keys,<br>Handles, Lock Sets | Screen Doors                   |
|                            |                                 | Windows**                                 | Sliding Doors**                |

\*Exterior lights replacements should closely match the existing lights in both shape and color (brass); interior lights of course can be anything within code.

\*\*Windows and sliding glass doors, check with office for approved options for replacements.

Co-owners must request and gain authorization for any work contracted by the co-owners to be a covered association expense. This would also include any expenses required for repairs due to unauthorized work being done.