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

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