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TALLES HOMES AT HOBBIT'S GLEN CONDOMINIUM
Chart of Maintenance Responsibilities

I	II	III	IV	V
Items	Common Elements Under Council Responsibility	Limited Common Elements Under Council Responsibility	Unit Components Under Council Responsibility	Certain Other Components Under Unit Owner's Responsibility Without Respect to Ownership of the Component
Plumbing & related systems & components thereof.	All maintenance, repair & replacement of portions of plumbing serving more than one unit. Water damage to common elements or units other than the one which is the primary source of the problem through negligence of the occupants of such unit.	If any, same as in Column II, except that plumbing stoppages occurring on the unit side of the waste stack shall be cleared by the Council at the unit owner's expense.	Only to the extent that a malfunction originates outside the unit in which the malfunction occurs or may occur.	All portions within a unit including fixtures & appliances attached thereto. Water damage to a unit, when the primary source of such problem is through the negligence of the occupants of that unit.
Electrical & related systems & components thereof excluding appliances, fixtures & lights serving only one unit.	All, in all regards.			All components on the unit side of the unit meter.

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I	II	III	IV	V
Items	Common Elements Under Council Responsibility	Limited Common Elements Under Council Responsibility	Unit Components Under Council Responsibility	Certain Other Components Under Unit Owner's Responsibility Without Respect to Ownership of the Component
Heating & cooling systems & components thereof.	All, in all regards, serving more than one unit.	If any, same as in Column II.		All components which exclusively serve that unit, including the outside compressor, and all controls and control wiring and duct work.
Windows.	All which do not serve a unit, in all regards.			All, in all regards including routine cleaning and glass replacement. Replacement to be of same quality, color and style.
Doors, main entry to units.				All, in all regards including door panel, buck, trim & sill. Hardware set including lock and deadbolt assembly and hinges/closure.

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I	II	III	IV	V
Items	Common Elements Under Council Responsibility	Limited Common Elements Under Council Responsibility	Unit Components Under Council Responsibility	Certain Other Components Under Unit Owner's Responsibility Without Respect to Ownership of the Component
Roofs, exterior siding.			The Council is authorized (but not required) to repair, maintain and paint unit exteriors if deemed necessary by the Council or its designee, and to assess the cost thereof to owners of units benefitted by said repairs, maintenance or painting.	All, in all regards, except for maintenance undertaken by Council, the cost of which shall be assessed to owners of units benefitted by such repairs.
Balcony, patio, terraces, railings, decks and porches.		The Council or its designee shall clear ice and snow; may (but shall not be obligated to) perform repairs deemed necessary, and assess the cost thereof against owners of units benefitted thereby.		All in all regards, except as set forth in Column III.

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I	II	III	IV	V
Items	Common Elements Under Council Responsibility	Limited Common Elements Under Council Responsibility	Unit Components Under Council Responsibility	Certain Other Components Under Unit Owner's Responsibility Without Respect to Ownership of the Component
Screens (balcony and terrace doors and windows).	All which do not serve a unit, in all regards.			All which serve the unit in all respects. Replacements to be of same color, grade & style.
Streets, unassigned parking areas.	All, in all regards.			
Limited Common Element driveways and leadwalks.		Removal of snow and ice; the council or its designee may (but shall not be required to) maintain and repair and assess the cost thereof to the owners of units benefitted thereby.		All in all regards except for removal of ice and snow.

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I	II	III	IV	V
Items	Common Elements Under Council Responsibility	Limited Common Elements Under Council Responsibility	Unit Components Under Council Responsibility	Certain Other Components Under Unit Owner's Responsibility Without Respect to Ownership of the Component
Landscaping	All in all regards; includes seeding, watering and mowing of all lawns, maintenance of all shrubbery and trees.			

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NOTES

CHART OF MAINTENANCE RESPONSIBILITIES:

This chart and the titles and headings used herein are not intended to describe or encompass all maintenance functions nor to delineate all respective responsibilities between the unit owners, severally, and the Council. The placement of responsibility under any specific column does not always accurately reflect the precise character and nature of ownership. The appropriate sections of the Declaration determine ownership. In many cases maintenance responsibility is allocated to the Council of Unit Owners to ensure central maintenance responsibility, uniformity and quality of repair, and to protect community health and safety. Where such maintenance is required due to the negligent or wrongful act or omission of a unit owner (or his family, tenants, employees, agents, visitors, guests or pets), the Council will perform the necessary maintenance at the sole expense of the unit owner.

Column I: Items. Items appearing in this column are illustrative and not exhaustive.

Column II: Common Elements Under Council Responsibility. Responsibility for determining and providing for the maintenance, repair and replacement requirements of the common elements and determining the costs thereof shall be primarily the responsibility of the Board of Directors and such designees to which it may delegate certain such responsibilities.

Column III: Limited Common Elements Under Council Responsibility. Responsibility for determining the maintenance, repair and replacement requirements of the limited common elements shall be a shared responsibility between the Board of Directors and the unit owner of a unit to which a specific limited common element is exclusively appurtenant; provided, however, that the Board shall have the final responsibility for determining the need for and accomplishing such maintenance, repair and replacement activities.

Column IV: Unit Components Under Council Responsibility. The items in this column are legally and by definition a part of a unit but are attached or directly connected to or associated with the common elements and common expense items in such a way that a clear distinction between unit owner and Council responsibility cannot be made. Moreover, such items frequently involve matters of concern relative to the general health, safety and welfare of all of the occupants of the building. Thus, certain costs which appear to benefit a single unit owner but which affect other unit owners are declared a common expense, especially when the correct functioning of an activity or element is integral to or supportive of the legally defined common elements and common expenses.

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Column V: Certain Other Components Under Unit Owner's Responsibilities Without Respect to Ownership of the Component. The items in this column are not intended to be exclusive and all-encompassing and do not affect responsibilities expressly provided for otherwise.

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