



HOA MAINTENANCE & INSURANCE CHART

as of 4/17/20

This chart shows whether Owners or the Homeowners' Association is responsible for the maintenance, repair & replacement of various components.

A = The Association	GCE = General Common Element		
O = Owner	LCE = Limited Common Element, assigned to Unit Owner for use		
O = Owned by Unit Owner			
BUILDING EXTERIORS	Maintenance	Insurance	Ownership
Siding, sheathing, wrap, brick, trim, molding, & other exterior façade surface	A	A	GCE
Porches, patios, decks, balconies & roofs	A	A	LCE
Railings, flooring & wall enclosures on front & back balconies	A	A	LCE
Building roof underlay & shingles	A	A	GCE
Gutters & downspouts	A	A	GCE
Glass in windows & doors, window panes in Condominium Unit	O	A	LCE
Window & door screens	O	A	LCE
Window frames	O	A	LCE
Condominium Unit entry doors - except for painting to be done by HOA	O	A	LCE
Building entry doors	A	A	GCE
Garage interiors, including walls, ceilings & floors	O	A	LCE
Garage doors - except for painting to be done by HOA	O	A	LCE
Garage doors - painting only	A	n/a	LCE
Garage doors openers/keypad	O	A	LCE
Garage door opener remotes	O	O	O
Carports (interior walls)	O	A	LCE
All Condominium Unit door hardware, including but not limited to peep holes, door knobs & lock mechanisms	O	A	LCE
Balcony/patio doors	O	A	LCE
Resident Door frames - except for painting	O	A	LCE
Resident Door frames - exterior painting only	A	A	LCE
Exterior light fixtures (excluding light bulbs)	A	A	GCE
Replacement of light bulbs	O	N/A	O/LCE/GCE
Address numbers	O	A	LCE
Antennas/Satellite dishes	O	O	O
Other original exterior portions of the Condominium Unit not otherwise stated above	A	A	GCE
All exterior improvements added by Owner & approved by HOA Board or Committee	O	A	LCE
COMMON AREA BUILDING INTERIORS	Maintenance	Insurance	Ownership
Hallways/walls	A	A	GCE
Stairs	A	A	GCE
Lighting fixtures	A	A	GCE
Condominium identifiers	A	A	GCE
Storage Lockers	O	A	LCE
Interior common areas - Mail kiosks, co-working/community room spaces, pet wash, bike storage & rest rooms	A	A	GCE
RESIDENCE INTERIORS	Maintenance	Insurance	Ownership
Furnishings, including all personal property such as furniture, electronics, jewelry & clothing	O	O	O
Any household goods of Owner	O	O	O
Fixtures including but not limited to the following: ceiling fans, hand rails, cabinets, counters, bathtubs & showers, sinks & toilets	O	O	O
Appliances including but not limited to ovens, ranges, refrigerators, dishwashers, clothes washer, clothes dryers, microwaves & range hoods	O	O	O
All other installations or additions comprising part of the individual Condominium Unit within the unfinished interior surfaces of the perimeter walls, floors & ceilings, of the Condominium Unit.	O	O	O
Interior surfaces of walls & ceilings including but not limited to drywall, paint, wallpaper, paneling & texture	O	O	O

BUILDING EXTERIORS	Maintenance	Insurance	Ownership
Surfaces of floors - including: tile, vinyl, hardwood, carpeting	O	O	O
Any components lying between the perimeter drywalls & residence exterior, including but limited to: insulation, girders, beams, pipes, wiring, plumbing	A	A	GCE
Crawl spaces, including all fixtures, installations or additions within the unfinished interior surfaces of the same	A	A	GCE
UTILITIES	Maintenance	Insurance	Ownership
Equipment serving solely the Unit such as thermostats, ducts, conduits, water & sewer pipes, electrical wiring, electrical outlets, telephone wiring, telephone outlets, light switches, hot water equipment, cable wiring, compressors, sump pumps, circuit breakers	O	A	O/A
HVAC, utility & communication equipment within the Unit & serving only the Unit, including but not limited to the furnace, hot water heater & cabling	O	O	O
HVAC, utility & communication lines & equipment within the common elements serving only the Unit to the point where such lines & equipment attach to lines & equipment serving other Units, including but not limited to electrical, plumbing, mechanical & cabling	A	A	LCE/GCE
Utilities located outside of the condominium Unit including: electrical & other wires, water/sewer pipes, condensers, cables, circuit boxes, water meters, circuit breakers, injectors, sump pumps	A	A	LCE/GCE
GROUNDS	Maintenance	Insurance	Ownership
Common area landscaping, outside of enclosed Unit yards including but not limited to grass, trees, hedges, flowers, plantings, planters/grates & including common area fences & all other improvements	A	A	GCE
Equipment owned by the HOA for grounds keeping & landscaping	A	A	HOA
Bike tool/wash apparatus	A	A	GCE
Car Charging apparatus	A	A	GCE
Landscaping, planters & irrigation within enclosed Unit yards installed by developer of HOA	O	A	LCE
Landscaping within enclosed Unit yards added by Owners & approved by Design Review Committee	O	O	LCE, O
Fencing & gates around enclosed Unit yards	O	A	LCE
All retaining walls & fences located on Common Area including all perimeter fences	A	A	GCE
Irrigation system in Common Area Landscaping	A	A	GCE
Driveways, drive aisles, turn areas	A	A	GCE
Trash enclosures	A	A	GCE
Snow removal from Common Areas, excludes patios, balconies & enclosed Unit yards	A	N/A	GCE
Walking paths on the Velo property	A	A	GCE
OTHER	Maintenance	Insurance	Ownership
All other portions of the Condominium Unit & Lot not otherwise addressed above	O	O	
Fire Sprinkler - replacement	A	A	GCE
Fire Sprinkler - annual flush	A	A	GCE