

**WINDSOR PLAZA CONDOMINIUM
Maintenance Responsibilities**

I ITEMS	II GENERAL COMMON ELEMENTS UNDER ASSOCIATION RESPONSIBILITY	III LIMITED COMMON ELEMENTS UNDER ASSOCIATION RESPONSIBILITY	IV UNIT COMPONENTS UNDER ASSOCIATION RESPONSIBILITY	V 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.	If any, same as in Column II.		All portions within a unit including fixtures & appliances attached thereto without regard to whether the cause of required maintenance originates within or without the unit.
Electrical & related systems & components thereof excluding appliances, fixtures & lights serving only one unit.	All maintenance, repair & replacement of portions of systems serving more than one unit.	All, in all regards, from the common side of the unit electrical panel.		All, in all regards, for items serving only one unit and located within the unit, including the panel itself.
Heating, ventilating & cooling systems & components thereof.	All, in all regards, serving more than one unit, as a common expense.	If any, same as in Column II.		All, in all regards, for items and equipment serving only one unit.
Parking Spaces.	All surface parking spaces in all regards, except routine cleaning of oil and vehicle fluids	All underground parking spaces in all regards, except routine cleaning of oil and vehicle fluids		Routine cleaning of oil and vehicle fluids.

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Storage Areas (if any).	All, in all regards except routine cleaning.			Routine cleaning.
Refuse collection system.	All, in all regards.			
Grounds, including all paved areas and other improvements thereon lying outside the main walls of the buildings and all underground utility systems.	All, in all regards.			
Building, exterior roof, exterior vertical walls, foundations.	All, in all regards with certain exceptions expressed elsewhere herein regarding routine cleaning.			

NOTES

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 Association. 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 Unit Owners Association to ensure central maintenance responsibility, uniformity and quality of repair, and to protect community health and safety. Where such maintenance is required due to a problem or conditions that originates in a unit or due to the act, omission, neglect or carelessness of a unit owner (or such unit owner's family, household members, guests, visitors, agents, licensees, employees, and tenants (including the tenants' family, household members, guest, invitees and licensees agents, visitors, licensees or guests), the Association 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: General Common Elements Under Association 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 Association 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. A "patio" is a limited common element adjacent and appurtenant to a unit and located at the ground floor level. A "terrace" is a limited common element adjacent and appurtenant to a unit and located immediately above another part of one of the Condominium buildings. A "balcony" is a limited common element adjacent and appurtenant to a unit and with air space immediately below it.

Column IV: Unit Components Under Association 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 Association 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.

Column V: Certain Other Components Under Unit Owner's Responsibility 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.