

URBAN SUNSET CONDOMINIUM ASSOCIATION

MAINTENANCE RESPONSIBILITY

Certain Limited Common Elements described in **Article V** are assigned to your Unit. All or part of the maintenance responsibility for these Limited Common Elements may be assigned to the Unit Owner under **Article VI**. The chart below shows some of the maintenance responsibilities and is included for **your convenience only**. If any inconsistencies arise between this chart and the provisions of the Declaration, the Declaration governs.

MAINTENANCE CHART	
<u>OWNER RESPONSIBILITY</u>	<u>ASSOCIATION RESPONSIBILITY</u>
<ul style="list-style-type: none">➤ All portions of the Unit and any Improvements to it (including the garage, and the fireplace and all components to the fireplace)➤ Drywall, interior cabinets, appliances, finishes➤ Replacement of windowpanes, doors, garage doors➤ Removing dirt and debris from the Limited Common Element decks, Limited Common Element parking spaces and walkways leading to the Front Entryways of a Unit➤ Removing snow from the Limited Common Element decks	<ul style="list-style-type: none">➤ All Common Elements (including but not limited to the roof and siding, but excluding certain Limited Common Elements that the Unit Owners are required to maintain)➤ Maintenance, repair, and replacement of the exterior trim, fascia, casing, apron and all other exterior components of the windows, the stairways, decks, parking spaces, and walkways, exterior Common Element light fixtures and light bulbs➤ Maintenance, repair, and replacement of the doorbell buttons, unit numbers, and gutters➤ Snow plowing and removing snow from the walkways, Front Entryways, stairways, and parking spaces➤ Cluster mailboxes➤ Common Element landscaping➤ Maintenance, repair, and replacement of the boiler, heating system, pipes, and other components

The Association shall maintain the heating system serving the Units including the boiler room, boiler, and all components thereof including the pipes.