

CROSSWINDS WEST CONDOMINIUM RESPONSIBILITY CHART

A=ASSOCIATION

C=CO-OWNER

ITEM	DECORATE	MAINTAIN	REPAIR	REPLACE	COMMENTS
GROUNDS					
LAWN	NA	A	A	A	
SHRUBS/FLOWERS IN GENERAL COMMON ELEMENTS	NA	A	A	A	IF CO-OWNER PLANTS WITH WRITTEN BOARD APPROVAL, CO-OWNER MUST ALSO MAINTAIN
PATIO LANDSCAPING (including lawn areas)	NA	C	C	C	
SNOW REMOVAL — Except Patios	NA	A	A	A	Patio snow removal is responsibility of the Co-owner
SIDEWALKS	NA	A	A	A	
MAIN ENTRY PORCH	N/A	A	A	A	
ROADS	NA	A	A	A	
INSECT EXTERMINATION/WILD ANIMAL REMOVAL	NA	A	A	A	only infestations on exterior or from exterior
EXTERIOR LIGHTS ATTACHED TO UNIT (INCLUDING PORCH/ PATIO LIGHTS IN CARRIAGE FIXTURE)	NA	A	A	A	excluding bulbs which are the responsibility of the Co-owner
STORM SEWER	NA	A	A	A	up to connection with fixtures
SANITARY SEWER SYSTEM	NA	A	A	A	
SEWER BACKUPS	NA	C	C	C	Inside Unit
STRUCTURE EXTERIOR					
STRUCTURE (BUILDING EXTERIOR)	A	A	A	A	
PATIO DIVIDING FENCES, WALLS, COLUMNS AND COLUMN CARRIAGE LIGHT FIXTURE	A	A	A	A	
WINDOWS, DOORS, DOORWALLS AND SKYLIGHTS	C	C	C	C	
STORMS AND SCREENS	C	C	C	C	
DOORBELLS/DOORKNOBS/LOCKS	C	C	C	C	
ROOFS	NA	A	A	A	
GUTTERS/DOWNSPOUTS	NA	A	A	A	
HVAC	NA	C	C	C	
ELECTRICAL	NA	A	A	A	Up to the point of connection with electrical fixtures within a unit.
WATER SUPPLY TO UNITS	NA	A	A	A	Up to the point of connection with water fixtures within a unit.
GAS LINES	NA	A	A	A	Up to the point of connection with gas fixtures within a unit.
PERIMETER WALLS	A	A	A	A	Exterior and studs, including garage wall exterior
CARPORTS	C	C	C	C	
GARAGE DOORS, GARAGE FLOORS, PAINT, INTERIOR SURFACE OF GARAGE, GARAGE DOOR OPENERS	C	C	C	C	
CHIMNEYS	A	A	A	A	
CEILING AND DRY WALL	C	C	C	C	
FLOOR CONSTRUCTION- SUBFLOOR	A	A	A	A	
DOORS & HARDWARE	C	C	C	C	
PAINT & WALLPAPER	C	C	C	C	
ELECTRICAL	NA	C	C	C	From and including any electrical fixture in the unit.
PLUMBING PIPES & PLUMBING FIXTURES	NA	C	C	C	From and including any plumbing fixtures in the unit.
GAS	NA	C	C	C	From and including any gas fixtures in unit.
FURNACE /HUMIDIFIER/AIR FILTERS	NA	C	C	C	
HOT WATER HEATER	NA	C	C	C	
APPLIANCES	NA	C	C	C	
CABINETS, COUNTERS, FLOOR/ WALL COVERINGS, C-O LANDSCAPING AND ALL IMPROVEMENTS	NA	C	C	C	

- Co owners are responsible for all damages caused by them or their guests regardless of whether said items would normally be the responsibility of the Association.

NOTE: This is simply an easy reference and guide and is not intended to replace the provisions of the Master Deed.