

## KARYL COURT CONDO ASSOCIATION

### Maintenance Responsibility List (revised 12/31/22)

Description:	Unit Owner	Association	Notes:
Air Conditioner	X		only floor standing units with window hoses allowed
Alarm System		X	
Appliances	X		
Cable/Fiber, Lines & Service	X		Access to Utility Room by appointment with Management
Electrical Service			
Transformer to Meter/Disconnect in Utility Room		X	Access to Utility Room by appointment with Management
Utility Room to Unit (including sub-panel in Unit)	X		Access to Utility Room by appointment with Management
Entry Doors (to common areas)		X	
Entry Doors (Units)	X		
Exterior: Siding, brick, stairways		X	
Glass - unit windows and frames	X		
Glass - hall + Laundry Room windows and frames		X	
Heating System	X		
Propane piping	X		Association responsible from tank to meter
Hot Water Heater		X	Units 2B + 3B responsible for their own water heaters
Insurance			
General Insurance		X	
Unit Contents, Loss of Rent	X		
Lighting Fixtures			
Common Areas		X	
Unit Exterior		X	
Within units	X		
Mail Box Keys	X		
Infestation, Vermin, Mold, bugs, bats	X		Owner responsible to Association if spread beyond Unit
Painting, Exterior		X	
Parking Issues		X	
Plumbing			
Meter to Unit		X	
Within Unit	X		Owner responsible to Association for leaks beyond Unit
Sewage and drain piping			
Main Lines		X	
Within Unit	X		Owner responsible to Association for leaks beyond Unit
Water leaks and intrusion			
From roof or foundation		X	
Within Unit	X		Owner responsible to Association for leaks beyond Unit
Roof Repairs		X	
Snow Removal:		X	
Telephone, Lines & Service	X		
Trash			
Unit to Dumpster	X		
Dumpster		X	
Water Meters	X		Association responsible for "House Meter"
Trees		X	