

Whose Responsibility Is It?

April, 2000

The following list has been prepared as an assistance to Thoreau's Landing owners and residents to help them determine whose responsibility it is to fix, correct, or replace certain physical items of the condominium. We have tried to be all-inclusive, but there may be items missing for which you need answers. The Board of Directors, working within the Association's Bylaws, has the final determination when, and if, a question arises relative to responsibility to fix or replace an item.

This document has been prepared and approved by the Board of Directors as of April 2000, and is subject to change, modification, and removal.



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	Unit Owner	Association
<input type="checkbox"/> ELECTRICAL (INTERIOR) All (assume this, unless specifically shown to be otherwise) Circuit breaker box and its contents Light fixtures (built-ins) Garage and furnace room light fixtures All interior bulbs Garage automatic door opener motor and mechanism Interior wiring (including electric, telephone and cable)	YES YES YES YES YES YES YES	
<input type="checkbox"/> ELECTRICAL (EXTERIOR) Antennas and Satellite Dishes (Board approval required before installing) Light fixtures attached to building Bulbs in light fixtures attached to building Outdoor light fixtures not attached to building Bulbs in outdoor fixtures not attached to building Exterior wiring (electric, telephone and cable) Utility enclosures (exterior) Exterior electric outlets serving unit	YES YES YES YES YES YES YES YES	YES YES YES YES YES YES YES

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	Unit Owner	Association
<input type="checkbox"/> HEATING/AIR CONDITIONING (INTERIOR) All (assume this, unless specifically shown to be otherwise) Furnace Piping (gas, water, and air conditioning system) Duct work Registers/diffusers Air filters for furnace and air conditioning unit	YES YES YES YES YES YES	
<input type="checkbox"/> HEATING/AIR CONDITIONING (EXTERIOR) Air conditioner compressor (including all piping and wiring)	YES	

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NOTES

- A. Should a unit owner wish to modify the exterior of his/her unit, and gains Board approval, the unit owner is responsible for any and all expenses for changes and modifications to the common and limited common areas caused by such unit owner modification(s).
- B. Maintenance of certain appearance and construction differences between units, ie: skylights, windows, gutters (etc.), may be the responsibility of the unit owner whether said owner installed said differences. Please check the unit records before assuming you do not have responsibility.
- C. Decisions by the Board in the case of any one unit may not apply to other units, and are not binding on the other unit owners and are not binding on the current or future Board. No precedents are set by Board decisions. The decisions made by the Board are unique to each unit.
- D. Do not make assumptions relative to what you can do on the exterior of your unit (whether landscaping, painting, construction, etc.). **ALWAYS ASK THE BOARD BEFORE ACTING.**