

Harrison 12

A = Association

C = Co-owner

PLEASE NOTE: This Summary is effective November 2024 for convenience of reference only. It does not supersede or alter any statements of duty appearing in the Association's governing documents. In the event of contradiction, the governing documents will control. Additionally, there are some exceptions that may apply to these generalized statements of duties per the governing documents. Legal counsel must be consulted for certainty of duties based on the factual situation involved.

ITEM	MAINTAIN	REPAIR	REPLACE
Air Conditioner Unit including its compressor, pad, linesets and related equipment and accessories	C	C	C
Animal/Pest Removal			
Inside of Unit	C	C	C
Outside of Unit	A	A	A
Appliances and equipment including but not limited to, humidifier, air cleaner, furnace, filters, smoke alarms, personal alarm systems, garbage disposal, dishwasher, range, oven, microwave, refrigerator, vent fans and related ductwork, dryer venting, vent covers, and light fixtures	C	C	C
Backyards, including gates and all improvements	C	C	C
Balconies	C	C	C
Cabinets, Counters, Trim, Floor Coverings (such as carpet, hardwood, tile) and Wall Coverings (such as paint, wallpaper, tile)	C	C	C
Construction			
Address numbers on buildings	A	A	A
Ceiling construction and ceiling drywall (not including paint)	A	A	A
Ceiling coverings (e.g., paint)	C	C	C
Ductwork (including for HVAC)	C	C	C
Exterior siding, brick, painting, trim, caulking, and flashing	A	A	A
Floor construction between Unit levels (including subfloors)	A	A	A
Floor coverings (e.g., carpet, hardwood, tile, etc.)	C	C	C
Foundations and supporting columns	A	A	A
Insulation installed by Developer	A	A	A
Interior wall construction, interior wall drywall, and interior wall coverings (e.g., paint, wallpaper, etc.)	C	C	C
Perimeter wall construction and perimeter wall drywall (not including paint)	A	A	A
Perimeter wall coverings (e.g., paint, wallpaper, etc.)	C	C	C
Roofs, gutters, and downspouts	A	A	A
Doors			
Unit entry, door-walls and storm doors including frames, screens and locks and hardware	C	C	C
Interior doors	C	C	C
Driveways	C	C	C
Electrical			
Entire system, including that contained within Unit walls, up to the point of connection for individual Unit service	A	A	A
Electric lines, wires, conduits, fixtures, plugs and switches from and including the breaker box and the electrical meter serving only the Unit	C	C	C
Furnace	C	C	C
Garages			
Electric garage opener, including remote	C	C	C
Garage door including tracks, springs, rollers, and standard related hardware	C	C	C
Garage perimeter wall construction and roof	A	A	A
Garage floor slabs	A	A	A
Garage wall and ceiling drywall	A	A	A
Interior garage surfaces (ceiling, floor and wall coverings)	C	C	C
Gas Distribution System			
Entire system, including that contained within Unit walls, up to the point of connection for individual Unit service	A	A	A
Gas fixtures, appliances, valves, connections, extensions, and individual meters located within or serving the individual Unit	C	C	C
Hot Water Heater	C	C	C
Humidifier	C	C	C
Irrigation System	A	A	A
Landscaping			
Installed by Co-owner	C	C	C
Installed by Developer or Association including retaining walls and wetlands	A	A	A
Mailboxes	C	C	C
Porches and Steps	C	C	C
Rooftop Decks	C	C	C
Sanitary Sewer System			
Drain lines serving multiple Units	A	A	A

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Plumbing fixtures, including plumbing fixture drain lines and traps, up to the point of connection with the public sewer	C	C	C
Sidewalks/Walkways			
Common sidewalks and walkways	A	A	A
Sidewalk or walkways within the Backyards	C	C	C
Storm Drainage System	A	A	A
Telephone and Telecommunication Systems			
Entire system up to the point of entry into any Unit	Provider	Provider	Provider
Entire system from and including the junction or demarcation box that provides service to a Unit	C	C	C
Water Distribution System			
Entire system up to, but not including, the point of connection with the Unit's main water shutoff	A	A	A
All lines, pipes, valves, and fixtures, from and including the Unit's main water shutoff	C	C	C
Windows, including screens, frames, locks and hardware, storms, and weather stripping	C	C	C