

ATWATER COMMONS - updated 9/18/18

Below is a guide to maintenance responsibilities for various elements of condominium units, common elements, and limited common elements. It's only a general aid. The controlling documents are the Master Deed, Bylaws and policies adopted by the Board of Directors thereunder, and all final will be governed by those documents and policies. Casualty losses covered by insurance are generally paid for with insurance proceeds.

#	ITEM	OWNER	ASSOC	COMMENTS
1	All up-grades from basic standard	X		
2	Air Conditioner	X		
3	Balconies / Decks		X	
4	Crawl space walls & floors	N/A	N/A	
5	Cable	X		
6	Carpets in the Hallways	X		
7	Caulking - Routine - Part of routine painting		X	
8	Construction	X		Foundations, supporting columns, building perimeter walls and interior and exterior building doors (excluding windows, doorwalls, and Unit entry doors), outside connecting walls, roofs (including those over porches), ceilings and floor construction between Units and Unit levels, and chimneys.
9	Damages covered by Assoc Ins Policy		X	
10	Deck Coverings		X	
11	Door bells & buttons	X		
12	Driveways		X	
13	Edging material around beds		X	
14	Electrical lines up to the meter	DTE		
15	Electrical lines up to unit breaker		X	
16	Entry door to unit plus all interior doors	X	X	ASSOC.= ENTRY DOOR; OWNER=INTERIOR DOORS
17	Entry door repair & replacement to building	X		
18	Exterior vent outlets		X	NOTE: Furnance and Plumbing vents are co-owners responsibility
19	Extermination - External		X	
20	Extermination - Internal		X	
21	Furnaces/Furnace Closets	X		
22	Furniture	X		
23	Garage door mechanisms & openers	X		
24	Garage door painting		X	
25	Garage door panel replacement		X	UNLESS DAMAGED BY OWNERS
26	Garage floors	X		
27	Garage Partitions	X		
28	Gas line at & after meter		X	
29	Gutter & downspout cleaning		X	
30	Gutter & downspout repair		X	
31	House numbers		X	
32	Structural elements		X	
33	Interior decorating (paint, wallpaper, etc.)	X		
34	Interior vent pipes (dryer, bathroom, etc.)	X		
35	Interior walls, floors & ceiling surfaces	X		
36	Lawn sprinkler system		X	
37	Lawns		X	
38	Light bulbs - external & hallways		X	DOES NOT INCLUDE BALCONY OR PORCH LIGHTS
39	Light bulbs - Internal	X		

#	ITEM	OWNER	ASSOC	COMMENTS
40	Light fixtures - Garage front & light sensor		X	
41	Light fixtures - Internal	X		
42	Light fixtures - Porch		X	
43	Outside trim boards		X	
44	Plumbing fixtures internal	X		
45	Plumbing Drain Traps inside unit	X		
46	Roof		X	
47	Security system	X		
48	Sewer lines after entry into unit	X		
49	Sewer lines up to point of entry into unit		X	
50	Shrubs & flower beds around unit		X	
51	Shrubs & flower beds in common area		X	
52	Siding - Brick, vinyl or wood trim		X	
53	Smoke detectors	X		
54	Snow removal - Streets, driveways & walks		X	
55	Spigots inside the garage	X		
56	Splash blocks		X	
57	Storm sewer system		X	
58	Sump pump & internal lines	N/A	N/A	
59	Sump pump exterior lines	N/A	N/A	
60	Telephone lines at & after unit connection	X		
61	Trees		X	
62	Walkways		X	
63	Water heaters	X		
64	Water lines after entry to shut off valve	X		
65	Water lines to point of entry into unit		X	
66	Window & door wall frames	X		
67	Window & door wall glass replacement		X	
68	Window & doorwall screens		X	
	Any damage to another unit, caused by you			
	or from your unit, will be your responsibility.			
	All Exterior Modifications Limited or			
	Common must submit a Request for			
	Modification by Co-Owner before any			
	type of Modification can be started			