

Lakeview Condominium Association

April 30, 1980

Maintenance and Repair Guide

Association Responsibility

Roof

Including shingles, shingle roof structure, drain pipes, gutters.

Walls

Outside walls and inside wall up to inside of finished surface (such as wall board, tiles, paint).

All structural parts
Insulation inside wall.

Ceilings

All structural parts, joists, insulation between joists.

Floors

All structural parts, joists, insulation between joists.

Balconies

Floors and Railings

Stairs and Landings

Floors, Steps, Railings

Chimneys

Brick structure

Owners Responsibility

Any damage caused by negligence or misuse by owner/renter.

Additions made by owner to units in their limited or common areas.

Roof

None

Walls

Walls wholly inside unit.

Windows, Screens, Doors.

Finished section of inside wall (Wallboard, tiles, paint.)

Ceilings

Finished layer such as gypsum board.

Floors

Carpet and padding. Floor boards. Vinyl floors.

Balconies

Screened or glassed sections. Carpets.
Owner must keep clean.

Stairs and Landings

Carpets. Owner

Chimneys

Fireplace liner and floor.

Damper and chimney cap.

Ash dropcover plate.

Association Responsibility

Bathroom Facilities

None

Electrical

Outside to Meter

Water

Up to point where pipes serve one unit only.
Outside water outlets.

Sewer

When servings more than one unit.

Electric Appliances

None

Heating/Air-conditioning

None

Venting Systems

When serving more than one unit.

Owner Responsibility

Bathroom Facilities

ALL

Electrical

Wiring after meter.
Lights (Inside and outside)
Switches/outlets.
Fans and Fuse box.

Water

Pipes after inlet control valve.

Sewer

The parts serving one unit only.

Electric Appliances

ALL

Heating/Air-conditioning

ALL

Venting Systems

Those parts serving owner's unit solely.