



CORPORATION/OWNER MAINTENANCE RESPONSIBILITIES

MAINTENANCE ITEM	RESPONSIBLE PARTY
Residential Living Element (Inside) of Unit	The Owner maintains all interior doors and their hardware, interior wall surfaces, drywall, cabinets, floor coverings, ceilings, permanent fixtures, appliances, electrical outlets and switches, toilets, smoke detectors (including periodic testing and replacement of batteries) and washing machine water hoses.
Residential Living Element Entry Door (Front Door)	The Owner maintains the interior surfaces, the handle, locking mechanism, and kick plates and performs any touch up painting on the exterior surface if necessary before the Corporation's periodic painting.
Fireplace inside the Residential Living Element	The Owner maintains the interior surface of the chimney and firebox, including periodically removing soot, maintains any gas pipes, logs and other contents of the firebox and maintains the flue.
Sliding glass doors and screen doors serving the Unit	The Owner maintains all portions of these items, including the locking mechanism, weatherproofing, sheathing, frame and any glass. The Owner paints, stains, seals or otherwise weatherproofs the exterior surfaces.
Windows in the Unit	The Owner maintains all portions of the windows including the frame, screens, locking mechanism for the screen, weather stripping, caulking, panes and sheathing.

Light Fixtures and Fans	The Owner maintains the light fixtures and fans actuated from switches controlled from, or separately metered to, the Owner's Unit.
Deck	The Corporation maintains the painted surfaces, the railing and the structure. The Owner maintains any tile, paver or other surface material located on the surface of the Deck. The Owner sweeps the Deck regularly and keeps it free from debris and reasonable protected against damage. The Owner maintains any hose bibs, electrical outlets and switches.
Patio	The Corporation maintains the exterior surface and structural integrity of all fences and walls surrounding the Patio, all landscaping around the Patios (but not the potted plants) and the structure. The Owner maintains any tile, paver or other surface material located on the surface of the Patio. The Owner sweeps the Patio regularly and keeps it free from debris and reasonable protected against damage. The Owner maintains any hose bibs, electrical outlets and switches.
Water pressure regulator, hot water heater, plumbing outlets and fixtures, furnaces, ducts (HVAC, Dryer, Stove, Oven) electrical wiring and circuit breakers.	The Owner maintains the portions within or which exclusively serve the unit.
Common Courtyard	The Corporation maintains.
Telephone wiring exclusively serving a condominium unit.	The Owner maintains.
Utilities	The Corporation maintains the utilities serving the Common Property and all utilities which serve individual condominiums but which are subject to a common meter (i.e. main sewer and water line). The Corporation shall, among other maintenance obligations, cause the storm drain lines to be inspected and, as necessary cleared and flushed at least once monthly

	before the beginning for the rainy season (e.g., October) and once in January, or more times per year if required by the City Engineer. Owners maintain utilities serving the Units that are separately metered. This includes all gas lines serving the Condominiums that are not serviced by the gas company and all individual Unit interior waste water drain lines that connect to the Common Property drain lines serving multiple Units.
Buildings	The Corporation maintains the structural components (including an Inspection and preventative program for the preventions and eradication of infestation by wood destroying pests and organisms), exterior finished surfaces, exterior stucco walls, roofs, chimneys, and front doors (except interior finished surface). The Owner maintains any vents, skylights and other improvements that penetrate the exterior walls or the roof, including required flashing, that serve the Owner's condominium unit and are not a part of the original building structure.
The stairways, handrails and gates that are not inside the units.	The corporation maintains.
All potted plants placed on the Corporation Property by the Corporation.	The Corporation maintains.
Residential Unit Water Shut Off Valve	The shut off valve for your residential unit is typically located inside your unit in the hallway. There is an access panel and the shut off valve is located there.
Residential Unit Water Heater	The Owner maintains the water heater. The water heater for your residential unit can be located on your private patio/balcony or in the common water heater closet located on each floor adjacent to the elevator.
Residential Unit Air Conditioning Unit	The Owner maintains the air conditioning system for the unit. The air conditioner system is a "split" system meaning that part of the air conditioning unit is typically

