

## **RESOLUTION AREAS OF RESPONSIBILITY**

WHEREAS, Article 5, Section 2(m) of the Bylaws states that “the Board of Directors shall have authority to carry out and be responsible for the following matters: Promulgation of rules and regulations governing the condominium and use thereof which shall be consistent with the restrictions set out in Article IX of these Bylaws”; and,

WHEREAS, for the health, safety, welfare, comfort, and convenience of all Owners, the Board wishes to re-affirm the Areas of Responsibility document previously adopted in 2006 by the Association and revised by the Association’s attorney’s Landye Bennett Blumstein in 2019.

NOW, THEREFORE, BE IT RESOLVED THAT the “Fountain Condominiums Areas of Responsibility” document attached hereto as Exhibit A is hereby ratified and shall continue to be used to assist the Board of Directors and the Association members in determining maintenance and repair responsibility as between the Association and its owners.

Adopted September 14, 2020

Barbara Stayton, Association Secretary

### **EXHIBIT A FOUNTAINS CONDOMINIUM ASSOCIATION**

#### **AREAS OF RESPONSIBILITY**

1 Association Exterior siding and paint	Repair, replace, caulk and paint
2 Association Gutters and downspouts	Repair, replace, clean, caulk and paint
3 Association Roofs, roof flashings, vents	Repair, replace, including garages
4 Association Perimeter wall studs and installation	Repair, replace
5 Association Party wall studs (common walls)	Repair, replace
6 Association Building floor and ceiling rafters	Repair, replace joints and/or trusses
7 Owner Perimeter wall interior sheetrock	Paint, repair, replace
8 Owner Unit interior wall sheetrock and finish	Paint, repair, replace
9 Owner Unit interior ceilings and floor	Paint, finish
9a Association Unit interior ceilings and floor	Repair, replace flooring material
10 Owner Unit fixtures and finishes	Appliances, cabinets, plumbing fixtures, floor coverings and window treatments

11 Owner Unit entrance door and locks	Repair, replace door, door casing and locks
11A Association Unit entrance door	Paint, caulk, flash door trim
12 Association Common area entry doors and locks	Repair, replace
13 Owner Windows and sliding glass doors	Repair, replace
13a Association Exterior of windows, window screens	Paint trim, caulk and flashings, sliding screen doors repair or replace screens
14 Association Electrical	Electric panels, meters, exterior outlets and fixtures, wiring from meters to units
14a Owner Electrical	Unit electric wiring, switches, fixtures and breaker switches, etc.
15 Association Plumbing	Common supply and drain lines, outside hose bibs and interior valves that control the water flow to the hose bibs and to the unit itself
15a Owner Plumbing and unit supply and drain	Unit water heater including gas from connection with common area or electrical lines, venting pipes and water heater supply valve
16 Association Decks and patios	Repair, replace and paint; second floor deck surfaces and railing included
16a Owner Deck and patio awnings	Repair, replace
17 Association Common area hallway, stairs	Repair, replace, clean, per railings, glass, carpeting, general maintenance schedule lights and wall coverings
18 Association Sidewalk and steps, common area	Replace, repair, clean and paint safety stripes and railings
19 Association Insect and pest control	Unit exteriors, attics; wood boring or stinging insects, animals
19a Owner Insect and pest control	Unit interiors
20 Owner Water and smoke damage	Damage to unit interiors from unit or neighbor source
20a Association Water and smoke damage	Damage to unit interior from common area source
21 Association Fireplace and chimney	Replace chimney cap, exterior brick maintenance

21a Owner Fireplace and chimney	Clean, interior repair of heating units and venting
22 Association Common area trees, flowers,	Maintain, remove, replace plants, shrubs, brick planters, boxes, and lawns etc.
23 Association Streets and parking areas	Clean, re-stripe, repair and repave as needed
24 Association Fences, bricks and wood; gates	Repair, replace, refinish and walls
25 Association Signage – entry, street and address	Repair, replace, refinish
26 Association Common area water lines	Maintain, repair, replace water valves, siphon valves, sprinkler heads, electric timers, drain lines, grates, electric panels, wiring, lights, junction boxes and switches
27 Association Garages	Maintain, repair, replace, paint as needed; original builder's doors, locks, hardware, weather stripping, electric timers, switches and lightbulbs
28 Owner Garages	Cleaning and safe storage of personal goods; maintenance of electric door openers with controls, hardware and attachment
29 Owner Dryer vents, ducts	Clean, replace and repair