

NAUTICA SOUNDVIEW CONDOMINIUM OWNERS ASSOCIATION – MAINTENANCE ALLOCATION GUIDELINES

Allocation of maintenance responsibility in accordance with the Declaration for Nautica Soundview Condominium Association.

Effective Date: _____ November 4 _____, 2020

These maintenance allocation guidelines are designed to address the regular maintenance, repair and replacement of items within the Condominium in accordance with the governing documents for the Condominium.

Regular maintenance due to wear and tear is different from “damage.” When there is “damage” to the condominium (i.e., a burst pipe, a slow leak causing mold, etc.), the Board should contact the Association’s Manager and attorney for a fact-specific analysis of the applicable Declaration provisions on responsibility for damage and any applicable insurance coverage.

ITEM DESCRIPTION	RESPONSIBLE PARTY		MATRIX SECTION(S)
	PERFORMING WORK	PAYING FOR WORK	
WHO OWNS WHAT?			1
WHAT IS PART OF THE UNIT?			2
WHAT ARE COMMON ELEMENTS?			3
WHAT ARE LIMITED COMMON ELEMENTS?			4
WHO MAINTAINS LIMITED COMMON ELEMENTS?			5
WHO PAYS FOR MAINTENANCE AND REPAIR?			6
HOW DOES AN OWNER GET WORK DONE?			7
DAMAGE FROM SUDDEN EVENTS			8
INSURANCE/ASSOCIATION DEDUCTIBLE			9
ALL OTHER MAINTENANCE AND REPAIR:			
COURTYARD			10
• CLEANING	RES. OWNERS	RES. OWNERS	10
• REPAIRS (STRUCTURAL)	ASSOCIATION	ASSOCIATION	10
• REPAIRS (Decorative surface finishes)	ASSOCIATION	RES. OWNERS	10
DECKS AND PORCHES			11
• CLEANING	OWNER	OWNER	11
• REPAIRS (STRUCTURAL)	ASSOCIATION	ASSOCIATION	11
• REPAIRS (Decorative surface finishes)	ASSOCIATION	OWNER	11
DOORS (EXTERIOR)			12
• REPAIR (ALL UNITS)	ASSOCIATION	OWNER	12
• CLEANING (COMMERCIAL UNITS ONLY)	OWNER	OWNER	12
• GARAGE DOOR AND COMMON DOORS	ASSOCIATION	ASSOCIATION	12
• RESIDENTIAL LIMITED COMMON DOORS	ASSOCIATION	RES. OWNERS	12

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ITEM DESCRIPTION	RESPONSIBLE PARTY		MATRIX SECTION(S)
	PERFORMING WORK	PAYING FOR WORK	
DRAINAGE (surface water)	ASSOCIATION	ASSOCIATION	13
DUCTS AND FANS			14
• FANS AND DUCTS IN OR SERVING MORE THAN ONE UNIT AND/OR THE COMMON ELEMENTS	ASSOCIATION	ASSOCIATION	14
• FANS AND DUCTS THAT SERVE (BUT ARE NOT LOCATED ENTIRELY WITHIN) A SINGLE UNIT	ASSOCIATION	OWNER	14
• FANS LOCATED ENTIRELY WITHIN A UNIT	OWNER	OWNER	14
ELECTRICAL			15
• ELECTRICAL WIRING, FIXTURES, EQUIPMENT, AND APPLIANCES IN OR SERVING MORE THAN ONE UNIT AND/OR THE COMMON ELEMENTS	ASSOCIATION	ASSOCIATION	15
• ELECTRICAL WIRING, FIXTURES, EQUIPMENT, AND APPLIANCES THAT SERVE (BUT ARE NOT LOCATED ENTIRELY WITHIN) A SINGLE UNIT	ASSOCIATION	OWNER	15
• ELECTRICAL FIXTURES, EQUIPMENT, AND APPLIANCES LOCATED ENTIRELY WITHIN A UNIT	OWNER	OWNER	15
ELEVATORS	ASSOCIATION	RES. OWNERS	16
EXTERIOR BUILDING COMPONENTS	ASSOCIATION	ASSOCIATION	17
EXTERIOR PAINT	ASSOCIATION	ASSOCIATION	18
FENCES	ASSOCIATION	ASSOCIATION	19
FIRE ALARM SYSTEM			20
• SPRINKLER SYSTEM AND FIRE ALARM SYSTEM COMPONENTS SERVING MORE THAN ONE UNIT AND/OR THE COMMON ELEMENTS	ASSOCIATION	ASSOCIATION	20
• FIRE ALARM SYSTEM COMPONENTS SERVING A SINGLE UNIT	ASSOCIATION	OWNER	20
FITNESS CENTER	ASSOCIATION	RES. OWNERS	21
HALLWAYS			22
• COMMON ELEMENT	ASSOCIATION	ASSOCIATION	22
• RESIDENTIAL LIMITED COMMON ELEMENT	ASSOCIATION	RES. OWNERS	22
INTERIOR OF UNIT	OWNER	OWNER	23

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ITEM DESCRIPTION	RESPONSIBLE PARTY		MATRIX SECTION(S)
	PERFORMING WORK	PAYING FOR WORK	
LANDSCAPED ELEMENTS (including irrigation)	ASSOCIATION	ASSOCIATION	24
LOBBIES	ASSOCIATION	RES. OWNERS	25
MAILBOXES			26
• MAILBOXES AND KIOSK (except keys and locks)	ASSOCIATION	ASSOCIATION	26
• MAILBOX KEYS AND LOCKS	ASSOCIATION	OWNER	26
PARKING AND DRIVING ELEMENTS	ASSOCIATION	ASSOCIATION	27
PESTS			28
• PESTS INSIDE UNITS	OWNER	OWNER	28
• PESTS IN LIMITED COMMON ELEMENTS	ASSOCIATION	OWNER	28
• PESTS IN COMMON ELEMENTS	ASSOCIATION	ASSOCIATION	28
PLUMBING			29
• PLUMBING PIPES, FIXTURES, AND EQUIPMENT IN OR SERVING MORE THAN ONE UNIT AND/OR THE COMMON ELEMENTS	ASSOCIATION	ASSOCIATION	29
• PLUMBING PIPES, FIXTURES, AND EQUIPMENT THAT SERVE (BUT ARE NOT LOCATED ENTIRELY WITHIN) A SINGLE UNIT	ASSOCIATION	OWNER	29
• PLUMBING PIPES, FIXTURES, EQUIPMENT, AND APPLIANCES LOCATED ENTIRELY WITHIN A UNIT	OWNER	OWNER	29
RAILINGS			30
• STRUCTURAL COMPONENTS; PAINT	ASSOCIATION	ASSOCIATION	30
ROOFS (including gutters and downspouts)	ASSOCIATION	ASSOCIATION	31
SIDEWALKS/WALKWAYS/PATHWAYS			32
• CLEANING SIDEWALKS ADJACENT TO COMMERCIAL UNIT	OWNER	OWNER	32
• CLEANING SIDEWALKS NOT ADJACENT TO COMMERCIAL UNIT	ASSOCIATION	ASSOCIATION	32
• REPAIR AND REPLACEMENT, WHEREVER LOCATED	ASSOCIATION	ASSOCIATION	32
SIDING	ASSOCIATION	ASSOCIATION	33

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ITEM DESCRIPTION	RESPONSIBLE PARTY		MATRIX SECTION(S)
	PERFORMING WORK	PAYING FOR WORK	
STAIRS/STAIRWAYS			34
• COMMON ELEMENTS	ASSOCIATION	ALL OWNERS	34
• RESIDENTIAL LIMITED COMMON ELEMENTS	ASSOCIATION	RES. OWNERS	34
STRUCTURAL ELEMENTS OF BUILDINGS	ASSOCIATION	ASSOCIATION	35
TV/CABLE/PHONE FIXTURES AND WIRING			36
• TV/CABLE/PHONE WIRING, FIXTURES, AND EQUIPMENT IN OR SERVING MORE THAN ONE UNIT AND/OR THE COMMON ELEMENTS	ASSOCIATION	ASSOCIATION	36
• TV/CABLE/PHONE WIRING, FIXTURES, AND EQUIPMENT THAT SERVE (BUT ARE NOT LOCATED ENTIRELY WITHIN) A SINGLE UNIT	ASSOCIATION	OWNER	36
• TV/CABLE/PHONE WIRING, FIXTURES, AND EQUIPMENT LOCATED ENTIRELY WITHIN A SINGLE UNIT	OWNER	OWNER	36
WALLBOARD/SHEETROCK (Perimeter walls and other)			37
• WITHIN THE UNIT	OWNER	OWNER	37
• SERVING COMMON ELEMENTS	ASSOCIATION	ASSOCIATION	37
• SERVING RESIDENTIAL LIMITED COMMON ELEMENTS	ASSOCIATION	RES. OWNERS	37
WINDOWS			38
• SERVING COMMON ELEMENTS	ASSOCIATION	ASSOCIATION	38
• SERVING INDIVIDUAL UNITS	ASSOCIATION	OWNER	38
• CLEANING (COMMERCIAL UNITS ONLY)	OWNER	OWNER	38

NAUTICA SOUNDVIEW CONDOMINIUM OWNERS ASSOCIATION – MAINTENANCE ALLOCATION GUIDELINES

No.	ASSOCIATION RESPONSIBILITY	UNIT OWNER RESPONSIBILITY
1	<p>Who “owns” what? The Nautica Soundview Owners collectively “own” the Common Elements which includes everything outside the Unit Boundary. (RCW 64.34.020(7); Declaration, Section 7.1)</p> <p>Each Unit Owner owns everything inside their Unit Boundary, including the wallboard, paneling, tiles, finished flooring, fixtures, equipment, and appliances. (Declaration, 5.2)</p>	
2	<p>What is part of the Unit? The Unit boundaries are the walls, floors, and ceilings of the Unit. All wallboard and plaster are inside the unit. (Declaration, 5.2).</p>	
3	<p>What are Common Elements? The Common Elements include all parts of the condominium outside the Unit boundaries. All exterior parts of the buildings (including roofs and siding) are Common Elements, as are the structural elements of the buildings (including studs, joists, and subfloors), the condominium grounds, and interior building areas outside of the units (including the first-floor bike storage area and the parking garage). Any chute, flue, duct, wire, conduit, pipe, bearing wall, bearing column, or any other fixture serving <u>more than one Unit or the Common Elements</u> is a Common Element, even if it passes through the boundary of a Unit. (Declaration, 5.2, 7.1)</p>	
4	<p>What are Limited Common Elements? The Limited Common Elements are those portions of the Common Elements assigned for the exclusive use by one or more (but fewer than all) of the Units. Limited Common Elements include doorsteps, porches, balconies, patios, exterior doors and windows, assigned parking spaces, and storage areas. The Limited Common Element does not include the Structure of the building surrounding spaces like decks or parking spaces.</p> <p>Any chute, flue, duct, wire, conduit, pipe, bearing wall, bearing column, or any other fixture that is partly inside and partly outside a Unit that serves <u>only one Unit</u> is a Limited Common Element assigned to that Unit.</p> <p>Certain Limited Common Elements are reserved for the Residential Units collectively. The fitness center, courtyards, roof deck, lobbies, stairways, elevators, and hallways are Residential Limited Common Elements. (Declaration, 8.1) Most of these are designated on the survey maps and plans.</p>	

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No.	ASSOCIATION RESPONSIBILITY	UNIT OWNER RESPONSIBILITY
<p>5</p>	<p>Who maintains Limited Common Elements? The Association is responsible for <u>maintaining</u> the Limited Common Elements, except for those Limited Common Elements that the Board has determined should be maintained by the Owners whose Units they are assigned.</p> <p>The Association is responsible for <u>repairing and replacing</u> all of the Limited Common Elements, regardless of whether Unit Owners are responsible for maintaining them. (Declaration, 10.14.2.1)</p>	<p>The Board may determine that Individual Owners are responsible for maintaining Limited Common Elements serving their Units. (Declaration, 10.14.2.1)</p> <p>Unit Owners are responsible for cleaning the decks and porches assigned to their individual Units. (Declaration, 10.14.1)</p> <p>Commercial Unit Owners are responsible for cleaning the windows and doors serving their Units, and for resurfacing window glass. Commercial Unit Owners are also responsible for removing graffiti from the building exterior adjacent to their Units, and for keeping the sidewalk adjacent to their unit in a neat, clean and attractive condition. (Declaration, 10.14.1)</p>
<p>6</p>	<p>Who pays for the maintenance and repair? The Association pays for the maintenance, repair, and replacement of Common Elements as a common expense.</p> <p>Costs to maintain, repair, and replace Residential Limited Common Elements are assessed only against the Residential Unit Owners. (Declaration, 6.3, 16.2, 16.6.3, Schedule B under the “Residential CEL” column). These include the fitness center, stairwells, hallways and elevator.</p>	<p>Owners are responsible for the cost to maintain, repair, and replace any Limited Common Element assigned to their Unit. If a Limited Common Element is assigned to multiple Units, those units share responsibility for maintenance, repair, and replacement costs. Units A105 and A106 share equal responsibility to pay for the repair and replacement of the balcony assigned to those units. (Declaration, 16.6.3)</p> <p>Residential Owners collectively pay for all Residential Limited Common Elements based on the percentages in Schedule B.</p>

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7	<p>How does an Owner get work done? For work that is the responsibility of the Association, Owners should contact the Board or manager and inform them of the work required.</p>	<p>For work that is the responsibility of the Owner and that is regulated by the Association, Owners must submit a written request to the Board or manager that details what work is to be done, who will perform the work, and how the work will be done. Owners must wait for written approval before performing work.</p> <p>For work that the Owner is responsible for and is not regulated by the Association, Owners contract directly for the work with the vendor of their choice. Note that Owners must comply with all codes, regulations and laws, including use of licensed and insured contractors as appropriate.</p> <p>If an Owner is unsure whether the work is regulated by the Association, a written request should be submitted.</p>
8	<p>Damage From Sudden Events: Damage to the Buildings from sudden events is different than wear and tear, deterioration, and failure due to age and use. If repair is required for any reason that is not “sudden” then the Damage provisions of the Declaration do not apply. The Association repairs damage caused by sudden events to any part of the building that the Association is required by the Declaration to insure and to maintain or repair. (Declaration, 21.4.1)</p>	<p>Owners are responsible for repairing damage to their Units caused by sudden events which are not insured by the Association. (Declaration, 21.4.1)</p>

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No.	ASSOCIATION RESPONSIBILITY	UNIT OWNER RESPONSIBILITY
9	<p>Insurance/Association Deductible: Except as provided in Section 20.2, the Association is responsible for paying the deductible and other uninsured costs to repair damage to Common and Limited Common Elements. (Declaration, 20.2)</p>	<p>Owners are responsible for costs to repair damage or loss up to the amount of the Association’s deductible as follows:</p> <ol style="list-style-type: none"> 1. Damage within the Owner’s Unit; 2. Damage to another Unit or the Common or Limited Common Elements resulting from the Unit Owner’s (or their Authorized Users, defined in Section 1.1 of the Declaration) negligent or misconduct; 3. Damage to another Unit or the Common or Limited Common Elements caused by faulty or leaking plumbing fixtures, water heaters, or hot water tanks that are within or that serve only the Owner’s Unit. (Declaration, 20.2)
10	<p>Courtyard: The Association cleans and maintains the courtyards. The structure of the building under the courtyard, and any waterproof membranes are part of the Common Elements, not the Courtyard (Declaration 10.12)</p>	<p>Cleaning costs are assessed as Residential Common Expenses. (Declaration 16.6.3) Costs for decorative finishes are Residential Common Expenses.</p>
11	<p>Decks and Patios: The Association is responsible for maintaining (other than routine cleaning), repairing, and replacing all parts of the decks and porches, including decorative surface coverings, structural elements, railings, and waterproof coatings. (Declaration, 7.1, 8.1, 10.14.1)</p>	<p>Owners are responsible for cleaning the decks and porches serving their Units, at their expense. (Declaration, 8.1, 10.14.1, 16.6.3)</p>
12	<p>Doors: The Association is responsible for maintaining, repairing, and replacing all exterior doors, including doors serving individual units. (Declaration, 8.1, 10.14.2.1). (Performance of the work, not payment, and such repairs may be delegated to the individual owners.)</p> <p>Garage doors and doors connected to any Common Element space are maintained and paid for as a Common Expense. (Declaration 10.12)</p>	<p>Commercial Unit Owners are responsible for cleaning the exterior doors serving their Units. (Declaration, 10.14.1)</p> <p>Unit Owners are responsible for the cost to maintain, repair, and replace exterior doors serving their Units. (Declaration, 8.1, 16.6.3)</p> <p>Doors between or connected to RLCE are paid for as Residential Limited Common Expenses. (Declaration 16.6.3)</p>

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No.	ASSOCIATION RESPONSIBILITY	UNIT OWNER RESPONSIBILITY
13	<p>Drainage – Surface Water: The Association is responsible for arranging and paying for the maintenance, repair, and replacement of surface water drainage facilities and equipment. (Declaration, 1.1, 7.1, 10.14.2)</p>	N/A
14	<p>Ducts and Fans: The Association is responsible for arranging and paying for the maintenance, repair, and replacement of ducts and fans in or serving more than one Unit and/or the Common Elements. The Association is responsible for arranging for the maintenance, repair, and replacement of ducts and fans that serve (but are not located entirely within) a single Unit. (Declaration, 1.1, 7.1, 10.14.2)</p>	<p>Unit Owners are responsible for arranging and paying for the maintenance, repair, and replacement of ducts and fans located entirely within the Unit. Unit Owners are responsible for paying the cost to maintain, repair, and replace ducts and fans that serve (but are not located entirely within) only their individual Units. (Declaration, 5.2, 10.14.1)</p>
15	<p>Electrical: The Association is responsible for arranging and paying for the maintenance, repair, and replacement of electrical wiring, equipment, fixtures, and appliances in or serving more than one Unit and/or the Common Elements. The Association is responsible for arranging for the maintenance, repair, and replacement of electrical wires, equipment, fixtures, and appliances that serve (but are not located entirely within) a single Unit. (Declaration, 1.1, 7.1, 8.1, 10.14.2)</p>	<p>Unit Owners are responsible for arranging and paying for the maintenance, repair, and replacement of electrical equipment, fixtures, and appliances located entirely within their units. Unit Owners are also responsible for paying the cost to maintain, repair, and replace wiring, equipment, fixtures, and appliances that serve (but are not located entirely within) only their individual Units. (Declaration, 5.2, 10.14.1)</p>
16	<p>Elevators: The Association is responsible for arranging for the maintenance, repair, and replacement of the elevators. (Declaration, 1.1, 8.1, 10.14.2, 16.6.3)</p>	<p>The Residential Unit Owners are responsible for the cost to maintain, repair, and replace the elevators.</p>

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No.	ASSOCIATION RESPONSIBILITY	UNIT OWNER RESPONSIBILITY
17	<p>Exterior Building Components: The exterior components of the building maintained by the Association include:</p> <ul style="list-style-type: none"> • Roofing; • Paint; • Railings; • Siding. <p>The Association is responsible for arranging and paying for the maintenance, repair, and replacement of exterior building components. (Declaration, 1.1, 7.1, 8.1, 10.14.2)</p>	<p>Commercial Unit Owners are responsible for removing any graffiti on the exterior of their Units. (Declaration, 10.14.1)</p>
18	<p>Exterior Paint: The Association is responsible for arranging and paying for the maintenance, repair, and replacement of exterior paint. (Declaration, 1.1, 7.1, 10.12, 10.14.2)</p>	<p>Commercial Unit Owners are responsible for removing any graffiti on the exterior of their Units. (Declaration, 10.14.1)</p>
19	<p>Fences: The Association is responsible for arranging and paying for the maintenance, repair, and replacement of fences. (Declaration, 1.1, 7.1, 10.14.2)</p>	<p>N/A</p>
20	<p>Fire Alarm and Sprinkler Systems: The Association is responsible for arranging and paying for the maintenance, repair, and replacement of the sprinkler system. The Association is responsible for arranging and paying for maintenance, repair, and replacement of the fire alarm system, except that Owners are responsible for maintenance, repair, and replacement costs for fire alarm equipment serving only their individual Units. (Declaration, 1.1, 7.1, 8.1, 10.14.2)</p>	<p>Owners are responsible for the cost to maintain, repair, and replace fire alarm equipment serving only their individual Units. (Declaration, 8.1, 16.6.3)</p>
21	<p>Fitness Center: Is maintained by the Association.</p>	<p>Costs are a Residential Limited Common Expense. (Declaration 16.6.3)</p>
22	<p>Hallways: The Association performs all maintenance, repair and replacement. Costs for Common Element halls are common expenses. (Declaration 10.12)</p>	<p>Costs for RLCE hallways are a Residential Common Expense. (Declaration 16.6.3)</p>

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No.	ASSOCIATION RESPONSIBILITY	UNIT OWNER RESPONSIBILITY
23	<p>Interior of Unit: The Board is not required to maintain, repair, or replace anything inside the Unit. The Board has the authority to perform work to a Unit that the owner has failed to perform in violation of the Declaration, or that is necessary to prevent unnecessary common expenses and/or damage to the Common Elements or to another Unit. The Board can assess the cost of such work against the Unit. (Declaration, Article 11)</p>	<p>Owner maintains and repairs everything inside the Unit. The Unit Owner’s responsibility includes:</p> <ul style="list-style-type: none"> • Plumbing fixtures, electrical fixtures, fans, heating/cooling equipment, and other appliances located entirely within the Unit; • Water tanks and water heaters serving their Unit; • Drywall, paint, wallpaper, paneling, carpeting, tiles and finish flooring; • The finish on the interior of the windows, window frames, doors, door frames and trim, interior portions and interior surfaces of the ceilings, floors, and the walls of the Unit. • All electrical switches, lights, fans, and other fixtures; • Sinks, showers, and bathtubs; and Toilets. <p>(Declaration, 5.2, 10.14.1)</p>
24	<p>Landscaping: The Association is responsible for arranging and paying for the maintenance, repair, and replacement of the landscaped elements. (Declaration, 1.1, 7.1, 10.14.2)</p>	N/A
25	<p>Lobbies: All lobbies are designated as Residential Limited Common Elements, and are maintained by the Association.</p>	<p>All expenses for cleaning, maintaining, repair and replacement of the lobbies are a Residential Limited Common Expense. (Declaration 16.6.3)</p>
26	<p>Mailboxes: The Association is responsible for arranging and paying for the maintenance, repair, and replacement of the mailboxes. The Association is responsible for arranging for the maintenance, repair, and replacement of mailbox locks and keys. (Declaration, 1.1, 7.1, 8.1, 10.14.2)</p>	<p>Owners are responsible for paying costs to maintain, repair, and replace locks and keys for the mailboxes assigned to their individual Units. (Declaration, 8.1, 16.6.3)</p>
27	<p>Parking and Driving Elements (including garage): The Association is responsible for arranging and paying for the maintenance, repair, and replacement of the parking and driving elements, including all parts of the garage and all of the parking spaces. (Declaration, 1.1, 7.1, 8.1, 10.14.2)</p>	N/A

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28	<p>Pests (birds, bees, rodents, etc.): The Association is responsible for arranging for pest control in or on the Common and Limited Common Elements. The cost of pest control for the Common Elements is a common expense. (Declaration, 1.1, 10.14.2)</p>	<p>Owners are responsible for arranging and paying for pest control in their Units, and for paying the cost of pest control in or on their assigned Limited Common Elements. (Declaration, 10.4.1, 16.6.3)</p>
29	<p>Plumbing: The Association is responsible for arranging and paying for the maintenance, repair, and replacement of plumbing pipes, fixtures, and equipment in or serving more than one Unit and/or the Common Elements. The Association is responsible for arranging for the maintenance, repair, and replacement of plumbing pipes, fixtures, and equipment that serve (but are not located entirely within) a single Unit. (Declaration, 1.1, 7.1, 8.1, 10.14.2)</p>	<p>Owners are responsible for arranging and paying for the maintenance, repair, and replacement of plumbing pipes, fixtures, and equipment located entirely within their Units. Unit Owners are responsible for paying the cost of maintenance, repair, and replacement of plumbing pipes, fixtures, and equipment that serve (but are not located entirely within) their individual Units. (Declaration, 8.1, 16.6.3)</p>
30	<p>Railings: The Association is responsible for arranging and paying for the maintenance, repair, and replacement of railings. The Association is responsible for arranging and paying for the maintenance, repair, and replacement of paint on the railings, except that Owners are required to pay the cost to maintain, repair, and replace the paint on the interior-facing portion of the railing of the deck or porch assigned to their individual Units. (Declaration, 1.1, 7.1, 8.1, 10.4.2, 16.6.3)</p>	<p>Owners are responsible for keeping the railings of the deck or porch assigned to their individual Units in a neat and tidy condition. (Declaration, 8.1, 10.4.1)</p>
31	<p>Roofs: The Association is responsible for arranging and paying for the maintenance, repair, and replacement of the roof. (Declaration, 1.1, 7.1, 10.4.2)</p>	<p>Residential owners collectively pay for the roof top deck to the extent it is on top of the roof membrane itself. (Declaration 16.6.3)</p>
32	<p>Sidewalks, walkways, pathways: The Association is responsible for arranging and paying for the maintenance, repair, and replacement of sidewalks, walkways, and pathways. (Declaration, 1.1, 7.1, 10.4.2)</p>	<p>Commercial Unit Owners are responsible for maintaining the sidewalk adjacent to their individual Units in a neat, clean, and attractive condition. (Declaration, 10.14.1)</p>

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33	<p>Siding: The Association is responsible for arranging and paying for the maintenance, repair, and replacement of siding. (Declaration, 1.1, 7.1, 10.4.2)</p>	N/A
34	<p>Stairways and stairs: The Association is responsible for arranging for the maintenance, repair, and replacement of stairways and stairs. The cost to maintain, repair, and replace Common Element stairs and stairways is a common expense. (Declaration, 1.1, 7.1, 10.4.2, 16.6.3)</p>	Residential Unit Owners are responsible for paying the cost to maintain, repair, and replace stairways and stairs that are reserved for the exclusive use of the Residential Units. (Declaration, 8.1, 16.6.3)
35	<p>Structural Elements of Buildings: The Association is responsible for arranging and paying for the maintenance, repair, and replacement of the structural elements of the building. (Declaration, 1.1, 7.1, 10.4.2)</p>	N/A
36	<p>Telephone and TV/media cable: The Association is responsible for arranging and paying for the maintenance, repair, and replacement of telephone and TV/media cable wiring, fixtures, and equipment in or serving more than one Unit and/or the Common Elements. The Association is responsible for arranging for the maintenance, repair, and replacement of telephone and TV/media cable wiring, fixtures, and equipment that serve (but are not located entirely within) a single Unit. (Declaration, 1.1, 7.1, 8.1, 10.4.2)</p>	Unit Owners are responsible for arranging and paying for the maintenance, repair, and replacement of telephone and TV/media cable wiring, fixtures, and equipment located entirely within their Units. Unit Owners are responsible for paying the cost to maintain, repair, and replace telephone and TV/media cable wiring, fixtures, and equipment that serve (but are not located entirely within) their individual Units. (Declaration, 8.1, 10.4.1, 16.6.3)
37	<p>Wallboard/sheetrock: The Association is responsible for arranging for the maintenance, repair, and replacement of all wallboard and sheetrock that is not part of an individual Unit. The cost to maintain, repair, and replace wallboard and sheetrock at the perimeter of Common Element spaces is a common expense. (Declaration, 1.1, 7.1, 8.1, 10.4.2, 16.6.3)</p>	Residential Unit Owners are responsible for the cost to maintain, repair, and replace wallboard and sheetrock at the perimeter of Residential Limited Common Element spaces. (Declaration, 8.1, 16.6.3)

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No.	ASSOCIATION RESPONSIBILITY	UNIT OWNER RESPONSIBILITY
38	<p>Windows: The Association is responsible for arranging for the maintenance, repair, and replacement of all windows. The cost to repair windows serving the Common Elements (if any) is a common expense. (Declaration, 1.1, 7.1, 8.1, 10.4.2)</p>	<p>Unit Owners are responsible for the cost to maintain, repair, and replace the windows serving their individual Units. (Declaration, 8.1, 16.6.3)</p> <p>Commercial Unit Owners are responsible for washing the windows serving their individual Units. The cost of washing windows serving Residential Units is assessed against the Residential Unit Owners. (Declaration, 14.2.1, 16.6.8)</p>

Any item not specifically mentioned is not excluded but shall be included in the same spirit as other items per the table, and as does not conflict with the Declaration, at the direction of the Board.