

# Terrace VI at Heritage Cove Condominium Association

## Maintenance Responsibility Grid

<b>Maintenance</b>	<b>Association Responsibilities</b>	<b>Unit Owner Responsibilities</b>
Electric wiring	Up to the circuit breaker panel in each unit	Fixtures, outlets, switches, circuit breaker panel and all electric wiring going into the unit from the panel
Water lines	Up to the individual unit shut-off valve	All interior piping, plumbing fixtures and installations or repairs, valves, drains including main shut off valve for unit
Cable television	Lines up to the wall outlet	All interior cables
Main air conditioning (AC) condensation drain lines	Up to the point where the individual unit drain line cuts off	Individual unit AC drain lines
Sewer Lines	Up to the point where they enter the individual unit	All interior unit sewer lines
Main entrance door to each unit	Exterior Surfaces	Interior surfaces, hardware, locks, door replacement
Exterior building walls	Painting, waterproofing & caulking	None, unless damage caused by owner
Screens, windows, window glass & related hardware & frames	None	All maintenance, repair & replacement
All other doors within or affording access to the unit	None	All maintenance, repair & replacement
Appliances, water heaters, smoke alarms & vent fans	None	All maintenance, repair & replacement
Air conditioning & heating equipment, thermostats, ducts & related installations serving the unit exclusively	Review and approval of ARC request for replacement of outdoor AC equipment	All maintenance, repair & replacement
Carpeting & other floor covering	None	All maintenance, repair & replacement
Shower pans	None	All maintenance, repair & replacement
Other facilities or fixtures located or contained entirely or partially within the unit & serve only the unit	None	All maintenance, repair & replacement

2/27/2012

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Maintenance	Association Responsibilities	Unit Owner Responsibilities
Lanais	Maintenance, repair and replacement of all exterior walls and slabs. ARC process for sliding windows, hurricane shutters, window coverings and window tinting.	Day to day cleaning & care of walls, ceiling, floor and all fixed glass & sliding glass doors entering lanai, electrical wiring, outlets, fixtures and replacement of bulbs. Maintenance, repair and replacement of all screens. Maintenance, repair, replacement & insurance for board approved lanai enclosures such as sliding windows and hurricane shutters
Covered Parking	Maintenance, repair & replacement of exterior roof and structure component of the covered parking spaces. Maintenance, repair & replacement of concrete drives	Interior spaces such as oil leakage, debris, etc.
Flooring above the ground floor	Review and ARC approval process	All rooms except Kitchen, bathroom and laundry room shall be carpeted over high quality padding. Installation of hard-surface floor covering in place of carpeting requires board approval and installation of sound absorbent underlayment that substantially reduces the transmission of noise to adjoining units.
Window coverings including hurricane shutters, draperies, shades, reflective film or other items visible from the exterior of the unit	Review and ARC approval process	Subject to Rules & Regulations of the Association

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Note: The purpose of the Maintenance Grid is for a quick reference of Association and unit owner maintenance responsibilities. The grid is not intended to be an all inclusive list of Association and unit owner maintenance responsibilities. Please refer to Heritage Cove Documents for more specific details of maintenance responsibilities.

2/26/2012

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