

**Sorrel Ranch Condominium Owners Association, Inc.**  
**Maintenance and Insurance Responsibilities<sup>1 2</sup>**

**IMPORTANT NOTE: This chart is for informational purposes only and does not supersede express provisions in the Declaration. This chart does not capture all Association and Owner maintenance and insurance obligations. Please confirm any and all obligations with the Association, your insurance advisor, and/or legal counsel as needed.**

A = Association

O = Owner

Item	Maintenance Responsibility <sup>3</sup>	Insurance Responsibility
<b>GENERAL COMMON ELEMENTS</b>		
All General Common Elements except as otherwise provided in the Declaration.	A	A
“Core and Shell” meaning the entire Building structure (including the Parking Garages and Storage Units), exterior, envelope, and roof, including but not limited to caissons, foundations, slab-on-grade, supported concrete slabs, exterior skin, masonry, exterior stucco, gutters and downspouts, windows (excluding glass), elevators, stairs, trash chutes, exterior awnings, decks, tanks, pumps, motors, fans, compressors, ducts, and in general, all apparatus, installations, and equipment of the Building existing for the common use of some or all of the Owners	A <sup>4</sup>	A

\* While the Association is responsible for maintaining, repairing, or replacing such element, this item may be considered a Limited Common Element under § 5.2(b) of the Declaration and may be subject to an Individual Purpose Assessment for the cost of the maintenance, repair, or replacement as set forth in §§ 7.2 and 8.9 of the Declaration.

<sup>1</sup> Maintenance and insurance responsibilities based on the Sorrel Ranch Condominium Declaration recorded on December 18, 2020 at Reception No. E0178655 with the Arapahoe County Clerk and Recorder (the “Declaration”).

<sup>2</sup> The maintenance responsibilities herein assume no carelessness or negligence on the part of any Owner or Permittee.

<sup>3</sup> References to “Maintenance” responsibilities include repair and/or replacement as applicable.

<sup>4</sup> Pursuant to § 3.8 of the Declaration, while the “Core and Shell” is an Association responsibility with respect to maintenance, the costs associated with such maintenance may be allocated equally among the Unit Owners of the specific Building where the maintenance occurs; whereas, the cost for other General Common Element repairs are generally allocated equally among all Unit Owners in the Association.

All stairs, landings, walks, exterior access, and other easements not providing access exclusively to a particular Unit	A	A
All utility, storage, service, and maintenance rooms, closets, or spaces not within an individual Unit	A	A
Utilities serving more than one Unit or the Common Elements, including chutes, pipes, flues, ducts, wires, conduits	A	A
Signs and supporting structures for signs	A	A
Driveways and surface Parking Areas	A	A
Storm drainage improvements, including all concrete drainage swales and drainage lines and appurtenances	A	A
Landscaping, grass, shrubbery, trees, flowers, gardens, sidewalks, walkways, and including irrigation systems, if any, constituting a part of the Common Elements	A	A
General Common Element lighting	A	A
All other Common Elements identified on the Condominium Map and not specifically addressed in the Declaration	A	A
Shared Easement Areas with Redbuck  (In accordance with the Cost Sharing and Reciprocal Easement Agreement recorded in the real property records of the Clerk and Recorder of Arapahoe County, Colorado on March 4, 2020 at Reception No. E0027475)	A  Association and Redbuck responsibilities and costs associated with maintenance, repair and replacement of Shared Easement Areas are set forth in the Cost Sharing and Reciprocal Easement Agreement	A  The insurance responsibilities of the Association and Redbuck are set forth in the Cost Sharing and Reciprocal Easement Agreement
<b>INDIVIDUAL UNITS</b>		
Unit interiors, including all fixtures, equipment, and utilities installed or located within the Unit, including all refrigerators,	O	A <sup>5</sup>

<sup>5</sup> The Association's insurance responsibility is only to cover the Unit interiors in the condition they were in at the time of initial closing. Any and all Improvements to Unit interiors after the date of the initial closing are the Owner's responsibility to insure.

washers, dryers, wallpaper, furnishings, window treatments, and other personal property or fixtures of any kind.		
The portion of walls, floors, and ceilings that are designed as boundaries of a Unit, including all lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallboard paint, and finished flooring, and any other materials constituting any part of the finished surfaces of a Unit	O	A <sup>6</sup>
All other portions of the walls, floors, or ceilings, lying outside the boundaries described in the item directly above this item, including support structures and foundations	A	A
All equipment providing exclusive service to an individual Unit, including without limitation, all utility, heating, plumbing, air conditioning, domestic hot water equipment, electrical switches, wiring, pipes, ducts, conduits, smoke detectors or security systems, and communications, television, telephone, and electrical receptacles or boxes.	O	A <sup>7</sup>
Any chutes, pipes, flues, ducts, wires, conduits, skylights, and other facilities running through or within any interior wall or partition for the purpose of furnishing utility and other service to other Units and the General Common Elements.	A	A
Fireplace, including firebox and flue serving a single Unit, if any	O	A
Window glass replacement	O	O
Skylights, if any	A*	A
The interior spaces of Parking Garages located in a Building and assigned to a Unit, including all electrical switches, wiring, security systems and communications, garage door opening systems, garage door, electrical receptacles and boxes serving a single Parking Garage	O	A
<b>EXCLUSIVE LIMITED COMMON ELEMENTS</b>		
Parking Garages located on Parcel 1	A*	A
Porches, individual stairways to upper units serving only one Unit, patios, decks, terraces, doorsteps, stoops, or balconies serving an individual Unit	A*	A

<sup>6</sup> See footnote 3.

<sup>7</sup> See footnote 3.

<b>NOTE</b> – Unit Owners are responsible for keeping any such porch, patio, deck, terrace or balcony serving only their Unit clean and free from debris, snow, and ice.		
Railings enclosing any patio area serving a single Unit	A*	A
Window boxes, vestibules, beams, girders and supports, and the utility, heating, air conditioning, and domestic hot water equipment associated with or providing service to fewer than all of the Units	A*	A
Exterior doors and windows, excluding window glass only replacement as noted above	A*	A
Any chute, flue, duct, wire, line, pipe, conduit, system, bearing wall, bearing column, or other fixture that lies partially within and partial outside the designated boundaries of an individual Unit but serves only that Unit	A*	A
Electronic Devices, including exterior television or other antennae, microwave dish, satellite dish, satellite antennae, satellite earth station, or similar device, and any structure on which the Device is affixed, erected, or installed	O	O
Storage Units	A*	A
Fire sprinkler service rooms	A*	A