

MAINTENANCE AND INSURANCE RESPONSIBILITY CHART SPINNAKER RUN CONDOMINIUM ASSOCIATION, INC.

Items	Owner Maintains	Association Maintains	Owner Insures (Liability and/or Casualty)	Association Insures (Liability and/or Casualty)
UNITS				
Perimeter and supporting walls		X		X
Non-supporting interior walls and interior doors	X		X Other than as originally installed	X As originally installed
All flooring materials except the weight-bearing concrete or plywood subfloor	X		X Other than as originally installed	X As originally installed
Weight-bearing concrete or plywood subfloor		X		
All wall & ceiling materials, including drywall, plaster, paneling, tile, etc.	X		X Other than as originally installed	X As originally installed
All furniture, furnishings contents, personal property	X		X	
Carpet, draperies	X		X	
Appliances, disposal	X		X Other than as originally installed	X As originally installed
All fixtures, cabinets, etc	X		X Other than as originally installed	X As originally installed
Utilities, such as plumbing & electrical, serving more than one unit		X		N/A
Utilities, such as plumbing & electrical, serving only the unit in which located	X		N/A	
Perimeter doors and windows	X		X Other than as originally installed	X As originally installed

Interior Pest Control	X			
Water removal and cleanup from water leaks, roof leaks, sewer backups, etc.	X		X	
LIMITED COMMON ELEMENTS				
Balcony, porch, patio, parking space	X	X	X Other than as originally installed	X As originally installed
Carport	X Clean and Orderly	X Repair and Replace, except that cost is allocated to the Owner to which it is assigned		X
Air Conditioner serving only one Unit	X		N/A	
GENERAL COMMON ELEMENTS				
All Association property other than limited common elements or units		X		X
Landscaping, grounds, snow removal		X		X
Parking lot maintenance		X		X

CERTIFICATION: The undersigned, being the President of the Spinnaker Run Condominium Association, Inc. Denver, a Colorado non-profit corporation, certifies that the foregoing allocation of maintenance and Insurance responsibilities was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on _____, and in witness thereof, the undersigned has subscribed his/her name.