

**MAINTENANCE, REPAIR AND INSURANCE RESPONSIBILITIES  
FOR  
INNSBRUCK IN AURORA ASSOCIATION**

The intent of this document is to preliminarily identify the party obligated to maintain and insure the various items listed below pursuant to the Amended and Restated Declaration of Innsbruck recorded on March 24, 2000 at Reception Number B0034678 in the office of the Arapahoe County Clerk and Recorder. **This chart does not analyze obligations that might arise from negligence or other tort theories, if there are any extenuating circumstances it is prudent to discuss how those circumstances might affect the accuracy of the charts with the Association's legal counsel.**

*Note: Section 8.5 of the Declaration reallocates the cost of the Association's maintenance obligation in the event the need for maintenance is caused through or by the negligent or willful action or omission or misconduct of the Owner, the Owner's agents, employees, guests, customers, or invitees. This provision does not mean that the Owner is responsible to repair it means the Association performs the repair and bills the Owner for the cost.*

	Maintenance Responsibility		Insurance	
	Association	Owner	Association	Owner
<b>Lot Exterior</b>				
Townhouse Exterior Building Surfaces	8.1(a)		11.2	
Building foundation	8.1(c)			
Individual Patio Areas, Patio Area Fences, and Patio Area Improvements		8.1(a)		
Paint/Replacement of Siding and Trim	8.1(a)		11.2	
Roof Shingles and Underlay	8.1(a)		11.2	
Gutters and Downspouts	8.1(a)		11.2	
Trees, Shrubs, and Grass (outside the Patio Area)	8.1(a)			
Glass Surfaces, Doors, Screens, Windows, and Window Wells		8.1(a)	11.2	



Unit Interiors	Maintenance Responsibility		Insurance	
	Association	Owner	Association	Owner
Furnishings, carpet, appliances, permanent fixtures if installed by the Developer		8.4		11.15
Cabinets - if installed by the Developer		8.4		11.15
Interior of Townhouse		8.4		11.15
<b>Common Area and Improvements</b>	8.1(b)		11.2	