

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

As of July 31, 2005

Item	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		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

Item	Owner Maintains	Association Maintains	Owner Insures (Liability and/or Casualty)	Association Insures (Liability and/or Casualty)
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		N/A	
Water removal and cleanup from water leaks, roof leaks, sewer backups, etc.	X		X	
LIMITED COMMON ELEMENTS				
Balcony, porch, patio, parking space	X Clean and Orderly	X Repair and Replace	X Other than as originally installed	X As originally installed

