

# THE ENCLAVE CONDOMINIUM

A = Association

C = Co-owners

**PLEASE NOTE: This Summary is for convenience of reference only. It does not supersede or alter any statements of duty appearing in the Association's governing documents. In the event of contradiction, the governing documents will control. Additionally, there are some exceptions that may apply to these generalized statements of duties per the governing documents. Legal counsel must be consulted for certainty of duties based on the factual situation involved.**

ITEM	MAINTAIN	REPAIR	REPLACE	COMMENTS
<b>Appliances and Equipment (including supporting hardware)</b>	C	C	C	Located within the Unit including, but not limited to, furnace, air conditioner, and related ductwork, humidifier, air cleaner, any personal alarm system, garbage disposal, dishwasher, microwave, range, oven, refrigerator, vent fans and related ductwork located within the Unit, dryer venting, vent covers and filters, and individual water heaters.
<b>Cabinets, Countertops, Trim, Floor Coverings (such as carpet, hardwood, tile) and Wall Coverings (such as paint, wallpaper, tile)</b>	C	C	C	
<b>Common Facilities</b>	A	A	A	Including the elevators, vestibules, lobby, corridors, stairs, common rooms (mechanical, office, storage and trash), meeting spaces, gatehouse and entry systems.
<b>Construction</b>				
Ceiling Construction	A	A	A	
Chimneys Construction (including Chimney Cap)	A	A	A	
Drywall throughout Unit (including ceilings and perimeter walls)	C	C	C	
Floor Construction between Unit levels	A	A	A	Co-owners are responsible for floor coverings.
Foundations and Supporting columns	A	A	A	
Perimeter Wall Construction	A	A	A	
Roofs	A	A	A	
<b>Doors</b>				
Building entry doors	A	A	A	
Doorwalls, Unit Entry Doors and Interior Doors	C	C	C	Including door locks and hardware.
<b>Electrical</b>	A	A	A	Entire system, including common site lighting (if any), up to point of connection with, but not including, the circuit box located within the Unit.
Electrical wiring, fixtures, plugs and switches from and including the circuit box located within the Unit.	C	C	C	
<b>Entry Signs</b>	A	A	A	
<b>Gas Distribution System</b>	A	A	A	Entire system, up to point of connection with, but not including, the gas shut off valve within any Unit.
Lines and Fixtures from and including the shut off valves located within the Unit.	C	C	C	
<b>Irrigation System</b>	A	A	A	Including water lines, valves, sprinkler heads, timers, pumps, and electrical equipment.
<b>Landscaping</b>	A	A	A	
<b>Ponds and other Natural Areas</b>	A	A	A	
<b>Recreational Facilities</b>	A	A	A	Including the recreational building, outdoor gas grills, swimming pool, and other recreational facilities and equipment located in the Project that are not within a Unit or designated as Limited Common Elements.
<b>Roads, Parking Areas and Drives</b>	A	A	A	
<b>Sanity Sewer System</b>	A	A	A	Entire system, but not including, sanitary sewer lines or drain lines located within the Unit.
<b>Sidewalks</b>	A	A	A	
<b>Storage Lockers</b>	C	C	C	Including any associated locks or hardware.
<b>Storm Sewer System</b>	A	A	A	
<b>Telephone, Telecommunication and Cable Telephone System</b>	A	A	A	Up to point of lateral connection for Unit service (unless ownership or hardware is retained by the service provider). Co-owners are responsible for costs of service.
<b>Water Distribution System</b>	A	A	A	Entire system up to point of connection with, but not including, the shut off valve located within the Unit.
Lines and Fixtures from and including the shut off valves located within the Unit.	C	C	C	
<b>Windows</b>	C	C	C	Including their screens, locks and hardware.