

Common Expense	Unit/Owner Expense	Limited Common Element
Foundation - inside and outside Main building perimeter walls Roofs Halls outside of unit Lobbies outside of unit Entrance and Exits Grounds Landscaping Walkways/Sidewalks Roadways Parking areas Clubhouse Recreation facilities Common Plumbing Garage Exterior Siding Gutters Front and Back Metal doors-Painting ONLY Shutters- Paint/Repair Downspouts	**Unit Interior **Garage Interior Garage Door mechanics Unit plumbing and water lines Unit HVAC (equipment, piping and ducts) Unit electrical wiring and equipment Unit hot water heater Telephone lines serving unit Cable lines serving unit Window panes and window frames Doors (including storm and screen) Unit stairways and halls Appliances Alarm Sprinkler system Interior and exterior lighting fixtures Kitchen and bath fixtures Owners furnishings and personal property Common areas or other unit damaged by negligence of unit owner	Driveways Attic Crawl Space Balconies Patio / slabs Stoops Porches Decks

* Association is responsible for the expense of repairing and maintaining a **Limited Common Element** in accordance with the policies and guidelines set by the Board of Directors on behalf of the Association.

** Measured from the painted surface of perimeter walls, ceiling and floors inward.