

SANCTUARY CONDOMINIUMS

Chart of Repair Responsibilities

Common Expense of Association	Unit Owner Expense
Foundation	Unit interior *
Outside walls Main load bearing walls	Interior unfinished surface of doors, windows, vents, floors and other structural elements
Roofs **	Wallpaper, paint, carpet, tile, and all other decorating or finishing material
Structural members of the buildings	Closets
All Columns, girders, beams and supports	Cabinets, storage areas
Land and improvement on the property (including the land under the units)	Visible fixtures, mechanical systems and equipment installed in and for the sole and exclusive use of an individual unit
All utility or other pipes and material located outside the units (except such as are part of the units)	Painting, tiling, carpeting, waxing, papering, plastering or varnishing
All central installations for the furnishings of utilities and other services, such as pipes, ducts, electrical wiring and conduits and public utility lines	Interior decorated surfaces of walls, floors, and ceilings
Driveways, roadways and parking lots	Automobile parking spaces designated as limited common elements
Grass areas & gardens installed by the Association	Interior painting, interior caulking and interior repair of windows
Sidewalks, outside walks, outside driveways, breezeways	Interior space of each unit owner's garage
All recreational facilities	Plumbing fixtures
Structural columns	Water heaters
Perimeter drywall	Heating and air conditioning equipment
Subfloors	Interior and exterior lighting fixtures
Automobile parking spaces	Refrigerators
Outside retaining walls	Dishwashers and disposals
Exterior Doors (including overhead garage doors)	Ranges, hoods and fans
Window exteriors	Plantings installed by unit owner which

	have been approved by the Board
Screened porches, decks, patios and fences	Sinks
Attics	Lamps
	Interior doors
	Garage door openers
	Telephones
	Electric, gas or water pipes or lines or wires or conduits or ducts serving any appliance and fixtures
	Owner's personal property
	Wild Animal Removal or Damage within a Unit

*Measured from the interior unfinished surface of walls, ceilings & floors inward.

** Including repair of drywall and stain remediation in event of confirmed roof leak only.

REMINDER: All proposed repairs or maintenance which affect any exterior building structures, which are the responsibility of the Unit Owner, should first be submitted to the Board for its written approval prior to the repair or maintenance being made.