

SUNDUNE VILLAGE CONDOMINIUM ASSOCIATION, INC.
RESPONSIBILITY CHART

<u>ITEM</u>	<u>OWNERSHIP / CLASSIFICATION</u>	<u>MAINTENANCE RESPONSIBILITIES</u>
1. Heating and Air Conditioning	Unit	The unit owner is responsible for the repair and replacement of all heating and air conditioning equipment.
2. Plumbing	Unit	Those portions of the plumbing system located within the unit and portions of the exterior of the unit which serve only that unit are the owners responsibility.
	Common Element	Those pipes which serve more than one unit are common elements and are the Association's responsibility.
3. Windows/Sliders and Screens	Limited Common Element	The repair, replacement, and cleaning of all windows/sliders and screens serving that unit is the unit owner's responsibility. ViWinco is Board approved window/slider brand. If not available, replacement must be prior approved by board.
4. Doors and Storm Doors	Limited Common Element	The repair and replacement of doors, locks and hardware is the unit owner's responsibility. The Association is responsible for painting the exteriors of doors with an Association approved color scheme. Owners are required to provide management with a front door key so such painting can take place. Owners may install the approved style of white self-storing storm doors at their own expense.
5. Decks, Porches, Patios, and Balconies	Limited Common Element	The unit owner is responsible for maintaining the cleanliness and neat appearance of all porches / decks and any minor maintenance. The Association will provide any major structural repairs.

6. Lighting and Light Fixtures	Limited Common Element	The owner is responsible for maintaining any exterior lights and light fixtures which are illuminated from a switch inside the unit.
7. Fireplace	Unit	Sundune Village no longer has wood burning fireplaces, chimneys, or flues. Fireplace inserts are the responsibility of the owner to maintain.
8. Leaks	Plumbing	If a leak in the unit owner's plumbing causes damage to any other unit, the unit owner from whose unit the leak originated is responsible only for the damage in his unit. If any other units are damaged, the individual unit owners are responsible for any repairs to their units.
9. Utilities	Unit	Cable, internet, power, and telephone hook-up and payment are the unit owner's responsibility. Water is provided through the Association.
10. Architectural Review Guidelines		No unit owner shall paint or alter the exterior of his unit, including the door and windows, nor shall any unit owner paint or latex the exterior of SUNDUNE without the prior written consent of the Board.
11. Dryer Vents	Unit Limited Common Element	The unit owner is responsible for removing lint from and cleaning internal dryer vents. The Association is responsible for replacing and maintaining the exterior dryer vent covers and cleaning external vents annually.
12. Storage Closets	Unit	The unit owner, if deeded a storage closet, is responsible for all maintenance and repairs to the storage closet, including the door, locks, hardware and door frame and any interior maintenance necessary. The Association is responsible for painting the exterior of the storage doors with the Association approved color. Owners will need to provide management with a storage closet key for painting purposes.