

**Nantucket Village Homeowners Association
RESPONSIBILITY CHART
Approved by the Board of Directors May 1, 2009**

All items in this document are stated according to the Nantucket Village Homeowners Association Covenants and By-laws.

ITEM	OWNERSHIP CLASSIFICATION	MAINTENANCE RESPONSIBILITIES
1. Heating & Air Conditioning	Unit	The unit owner is responsible for repair and replacement of any and all heating and air-conditioning equipment whether located inside or outside the unit.
2. Plumbing	Unit	The unit owner is responsible for maintaining the plumbing system for inside the unit.
	Common Element	The Association is responsible for maintaining the plumbing system in the common chases.
3. Windows & Screens	Unit	The unit owner is responsible for the maintenance and replacement of all windows and screens.
4. Sliding Doors	Unit	The unit owner is responsible for the maintenance and replacement of all sliding doors, frames, rollers, hardware and screens.
5. Exterior Door	Common Element	The Association is responsible for painting the exterior of the door on a scheduled basis.
	Unit	The unit owner is responsible for replacement of exterior doors.
6. Storm Door	Unit	The unit owner is responsible for purchasing, maintenance and replacement of storm doors. Unit owner must receive approval from Association for door before installation begins.
7. Decks, Porches, Patios		
a. NAN I	Common Element	The Association is responsible for the maintenance, repair, and replacement of Decks, Porches, and Patios.
b. NAN II	Unit	The unit owner is responsible for the maintenance, repair and replacement of Decks, Porches, and Patios. Unit owner is also responsible for any other items located on the Decks, Porches, and Patios such as hot tubs.
8. Lighting & Light Fixtures	Limited Common Element	The unit owner is responsible for maintaining any exterior lights and fixtures which are illuminated from a source within the unit. The Association maintains all other lighting.
9. Siding	Common Element	The Association shall be responsible for the upkeep, painting, maintenance, repairs and replacement of the exterior siding.

10. Roof	Common Element	The Association is responsible for all roof repairs and replacement. Any required sheetrock repairs to the interior of the units as a result of roof damage shall be paid for by the Association.
11. Pest Control	Unit	The unit owner is responsible for pest control within the unit.
12. Leaks & Leak Repairs	Unit	The unit owner is responsible for repairs to all plumbing specific to the unit. If a leak in the unit owners plumbing causes damage to any other unit, that unit owner from whose unit the leak originated is responsible for any and all repairs to the damaged unit.
13. Utilities	Unit	The hook up, maintenance and repairs of internal installations of the unit such as water, cable, power, and telephone shall be at the owner's expense.
14. Fireplace	Unit	The unit owner is responsible for the repair and replacement of all portions of the fireplace and chimney.
15. Landscaping	Common Element	The Association shall be responsible for the upkeep and replacement of rear, front, and side yard landscaped areas as well as all common area landscaped areas.
16. Garages & Garage Doors	Unit	The unit owner is responsible for maintenance & repair of the inside of the garage. The unit owner is responsible for the repair, and replacement of the garage door. The unit owner is responsible for the replacement of the exterior door to the garage.
	Common Element	The Association is responsible for the painting of the exterior door on a scheduled basis. All responsibilities for the unit dwelling roof and siding apply to the garage.
17. Pool and Tennis Courts Soundside Beach & Pier All Common Areas	Common Element	The Association is responsible for the repair, replacement, and maintenance for all of these items.
18. Architectural Review Guidelines		The unit owner is not to paint or otherwise decorate or change the appearance of any portion of the exterior of the condominium building or property.
19. Miscellaneous	Common Elements	The Association shall maintain all common elements including but not limited to fences, signs, and parking lot; any damage to the common elements resulting from the negligence of an owner, guests of an owner or any individual employed by an owner will be the responsibility of the owner.