		CROSS KEYS	CONDOMINI	UM #1		
		Maintenance, Repair and Replacement Chart				
		June 6 2018 FINAL				
ITEM	TYPE*	MAINTAIN	REPAIR	REPLACE	COMMENTS	
Exterior of Unit						
Brick Patio Walls	LCE	Association	Association	Association		
Decks, Porches, Deck Railings,Steps	Unit	Owner	Owner	Owner	Rear, Except Buillding H	
Decks, Porches, Deck Railings, Steps	LCE	Association	Association	Association	Rear, Building H only	
Electrical Fixtures, Sockets, Wiring	LCE	Owner	Owner	Owner	Board Approval required	
Foundations and Footings	LCE	Association	Association	Association		
	-					
					Rear side fences; front fence&gate	
Fence/gates	LCE	Association			outside only; hardware	
Fence/gate rear	LCE	Owner	Owner	Owner	Board Approval required	
Painting (Exterior)	Unit	Association	Association	Association		
Trash and HVAC Enclosure	Unit	Owner	Owner	Owner		
Walls, Exterior	Unit	Association	Association	Association		
Windows Frames	Unit	Association	Owner	Owner	Board Approval required	
Windows, Glass	Unit	Owner	Owner	Owner	Board Approval required	
Window Railings (Juliet Balcony)	Unit	Association	Association	Association		
Interior of Unit						
Beams, Columns, Trusses &						
Supports	Unit	Owner	Owner	Owner	Within Unit boundaries	
Ceilings	Unit	Owner	Owner	Owner		
Conduits	Unit	Owner	Owner	Owner		
Doors, Exterior	Unit	Owner	Owner	Owner	Board approval required	
Doors, Interior	Unit	Owner	Owner	Owner		
Dry Wall within Unit	Unit	Owner	Owner	Owner		
Electrical Fixtures, Sockets, Wiring	Unit	Owner	Owner	Owner		
Floor, Concrete Slabs	LCE	Association	Association	Association		
Floor Treatments in Units	Unit	Owner	Owner	Owner		
Plumbing	Unit	Owner	Owner	Owner		
Sub-floor	Unit	Owner	Owner	Owner		
Telephone and Television Wiring	Unit	Owner	Owner	Owner		
Walls, Party	Unit	Ownor	Ownor	Owner	Joint expense to be shared by 2 owners	
Walls	Unit	Owner Owner	Owner Owner	Owner	to unexposed surface of drywall	
vvaiis	Unit	Owner	Owner	Owner	to unexposed surface of drywall	

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ITEM	TYPE*	MAINTAIN	REPAIR	REPLACE	COMMENTS	
Gardens & Landscaping						
Front Yard, Enclosed Area	Unit	Owner	Owner	Owner		
Front Yard, Unenclosed Areas	GCE	Association	Association	Association		
Patios	LCE	Owner	Owner	Owner		
Rear Yard Area, Enclosed Area	Unit	Owner	Owner	Owner	Area between side fences	
Trees in Enclosed Yard Areas	Unit	Owner	Owner	Owner	Board Approval Required	
Rear Yard Area, outside of Fences	GCE	Association	Association	Association		
andscaping and Trees in Common	UUL	7.55001401011	7.55001011011	7155001401011	Areas outside of fences, brick patio	-
Areas	GCE	Association	Association	Association		
Plumbing and Electrical	GCE	Accociation	Association	Accociation	charad	_
Conduits, Common		Association				-
Jtility Feeder Lines	Unit	Owner	Owner	Owner	if serving only one unit	_
Hot Water Heaters	LCE	Association	Association	Association		-
HVAC System including flue	Unit	Owner	Owner	Owner		
ighting, Exterior in Common Area	GCE	Association	Association	Association		
Nater and Sewer Pipes	GCE	Association	Association	Association	if shared	
Nater and Sewer Pipes	Unit	Owner	Owner	Owner	if serving only one unit	
Wiring, Common	GCE	Association	Association	Association		
Roofs +						
Chimney Flue and Cap	Unit	Owner	Owner	Owner		
Chimney, outside brick	LCE	Association	Association	Association		
Downspouts and Gutters	Unit	Association	Association	Association		
lashing	Unit	Association	Association	Association		
Roofs	LCE	Association	Association	Association		
Soffits and Fascia	Unit	Association	Association			
Sidewalks & Courts						
Parking Courts	GCE	Association	Association	Association		
Sidewalks	GCE	Association				1
Walkways, Common	GCE		Association			1
Walkways, Front Enclosed	Unit	Owner	Owner	Owner	Board Approval Required	1
Steps, Front and Rear	LCE	Association		Association	Outside of front fences and brick	

ITEM	TYPE*	MAINTAIN					
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			REPAIR	REPLACE	COMMENTS		
Storage Areas							
Individual storage areas	Unit	Owner	Owner	Owner			
Wiring	GCE	Association	Association	Association			
Doors, Railings, Steps	GCE	Association	Association	Association			
Concrete slab	GCE	Association	Association	Association			
Notes:							
votes.							
Unit is the individual residence purchased by the owner							
LCE means "limited common element" and are those elements							
identified in the decaration as reserved for the exclusive use of one or more but less than all of the							
unit owners							
GCE means "general common element" and is all the common elements except the limited common elements and the unit.							
Condo1 Maintenance Chart. Final.6.6.18							
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