

## APPENDIX B

### Millridge Townhouses Owners Association

#### AREAS OF RESPONSIBILITY

February 13, 2001

	Association	Unit Owner
Insurance		
Unit – Equivalent of condo owners insurance		X
HOA liability ins., building exteriors up to interior surfaces		
Trees, Flowers, Plants, Shrubs		
Common area – maintain, remove, replace	X	
Unit – Specialty plants and plantings (owner planted)		X
Common Areas		
Landscaping, repairs	X	
Gutters & Downspouts		
Repair, replace, paint, caulk, remove debris	X	
Exterior Siding & Trim		
Repair, replace, paint, caulk	X	
Roofs/Roof Flashing & Decking		
Repair and replace	X	
Building Perimeter Wall Studs and Insulation		
Repair, replace		X
Party Wall Studs		
Repair, replace	X	
Party Wall Sheetrock & Finish		

	Association	Unit Owner
Repair, replace		X
Unit Interior Wall Studs, Sheetrock & Finish		
Repair, replace		X
Unit Interior Ceilings & Floors		
Finish, sheetrock, insulation, floor underlayment		X
Ceiling & floor frafters (see Building Rafters)		X
Unit Fixtures & Finishes		
Appliances, cabinets, plumbing fixtures, door casing & locks		X
Paint, caulk, flashing, exterior trim	X	
Windows, Screens		
Repair, replace		X
Trim, caulking, flashing	X	
Sky Lights		
Original installation: repair, replace	X	
Owner installed: repair, replace (requires Board approval)		X
Awnings (requires Board approval before installing)		
Repair, replace		X
Electrical		
Electrical panels, meters		X
Wiring from meters & panels inward		X
Interior electrical outlets, switches, fixtures, wiring		X
Exterior fixtures, outlets	X	

	Association	Unit Owner
Plumbing		
Fresh water from unit connection underneath outward	X	
Waste line from common line connection inward		X
All plumbing lines & fixtures that serve the unit		X
Outside faucets		X
Plumbing vent lines		X
Common supply and drain lines	X	
Decks		
Original: repair, paint, replace	X	
Owner installed: repair, replace (requires Board approval before installation)		
Fencing		
Original: repair, paint, replace	X	
Owner installed (requires approval): repair, replace, paint		X
Sidewalks		
Repair, replace	X	
Insect & Pest Control		
Unit exteriors	X	
Unit exterior – wood boring or stinging insects	X	
Animals such as raccoons, rodents, dogs, cats, etc.		X
Water & Smoke Damage		
Damage to unit interior with problem source from within unit or from neighboring unit		X
Damage to unit interior with problem source from Association common area	X	

	Association	Unit Owner
Architectural Additions, Association Approved or Not		
Repair, replace		X
Garage Doors		
Repair, replace		X
Paint	X	
Chimneys & Fireplaces		
Clean, interior & exterior replace & replace, flues		X
Furnace, Heating & Air Conditioning		
Heater, A/C, ductwork, electrical & plumbing		X