

**North Pointe Condominiums
Responsibility List**

April 2017

		Assoc	Owner
1	Windows, Entry Doors, Frames, Glass & Screens (Including locks, leak damage & cleaning)		X
2	Roof, Siding & Exterior Walls	X	
3	Roof Leak Damage to Interior Walls	X	
4	Roof Leak Damage to Interior Paint & Wall Coverings	X	
5	Gutters, Downspouts & Extensions	X	
6	Interior Walls, Ceilings & Floors		X
7	Solar Tubes, Sun Tunnels & Skylights Note: Approval required from Condo Board of Directors		X
8	Fireplace, Controls and Air Ducts		X
9	Garage Door, Frame, Components & Opener		X
10	Driveway, Stoops & Sidewalks		X
11	Mudjacking to Sidewalks & Driveways		X
12	Patio (Including caulking between house and patio)		X
13	Foundation Walls	X	
14	Basement Floor and Garage Floor		X
15	Plumbing, Water Pipes & Faucets (except outside shared)		X
16	Electrical Wiring & Conduit		X
17	Light Fixtures & Light Bulbs (Interior & Exterior)		X
18	Heating & Air Conditioning Units, Air Ducts		X
19	Ventilating Fixtures & Ducts		X
20	Clothes Dryer Ducts & Vent Covers		X
21	Lawn Mowing, Trimming, Weeding & Fertilizing	X	
22	Landscaping & Maintenance - Front & Back of Units	X	
23	Planting & Maintenance - Unit Sides Within Landscape Stones Note: Approval required from Condo Board of Directors		X
24	Planting & Maintenance Around Patio - not to exceed 24" from sides of patio Note: Approval required from Condo Board of Directors	X	
25	Insect & Rodent Control (inside unit)		X
26	Insect & Rodent Control (outside unit)	X	
27	Snow Removal (2" snowfall and over)	X	
28	Snow Removal (under 2" snowfall)		X
29	Street Maintenance & Repairs (Private)	X	
30	Public Utility Lines, Water and Sewer Laterals (Private)	X	
31	Sewer Backups (Inside Unit)		X
32	Sump Pump		X
33	Egress Window Covers (including maintenance, stability & cleaning)		X
34	Radon Systems & Cleaning Note: Approval required from Condo Board of Directors		X

Note : The above list is not all inclusive

Unit owner will be liable for the expense of any maintenance, repair, or replacement to the common areas and facilities rendered necessary by their negligence or by that of any member of their family or their guests, employees, agents or lessees.

OWNERS ARE CAUTIONED THAT THIS EXHIBIT IS INTENDED TO SUMMARIZE THE RESPONSIBILITY PROVISIONS CONTAINED IN THE DECLARATION AND RULES & REGULATIONS.

IN THE EVENT OF A CONFLICT, THE TERMS OF THE DECLARATION AND RULES & REGULATIONS SHALL CONTROL.