

**NOTTINGHAM CONDOMINIUM ASSOCIATION  
MAINTENANCE RESPONSIBILITY GUIDE (BUILDING)**

**"Quick View" per Master Deed as Amended and Recorded November 19, 2013**

<u>ITEM</u>	<u>ASSOCIATION RESPONSIBILITY</u>	<u>HOMEOWNER RESPONSIBILITY</u>
Garage Door	Full	Co-Owner Damage
Garage Door Opener	None	Full
Unit Entry Hinged Doors	Full except Handles / locks	Co-Owner Damage
All Entry Door Handles / Locks	None	Full
Exterior Water Spigots	None	Full
Unit Interior Plumbing & Electric	None	Full
Sprinkler System Plumbing	Full	None
Rear Slider	None	Full
Windows & Window Glass	None	Full
Exterior Siding, Trim, Facia	Full	Co-Owner Damage
Roof Shingles	Full	Co-Owner Damage
Decks, Patios, Porchs, Steps	None	Full
Concrete Driveways & Walks	Full	Co-Owner Damage
Gutters & Downspouts	Full	Co-Owner Damage
All Appliances (HVAC) & Outdoor Light Fixtures	None	Full
Sump Pump	None	Full
Storm Door(s)	None	Full
Piping & Electric Lines	Up to point of connection with first Valve or Meter (whichever is first)	Point of Connection Inbound

**NOTES:**

1. To whatever extent - IF ANY - The Association's insurance coverage will apply to any item herein considered Co-Owner responsibility, said co-owner shall be entitled to receive benefit of coverage.
2. In event of conflict, Amended Master Deed as recorded shall supercede this document.

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