

CROSS KEYS CONDOMINIUM #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 Building 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	
Fence/gates	LCE	Association	Association	Association	Rear side fences; front fence&gate 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	Owner	Owner	Owner	Joint expense to be shared by 2 owners
Walls	Unit	Owner	Owner	Owner	to unexposed surface of drywall

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	
Landscaping and Trees in Common Areas	GCE	Association	Association	Association	Areas outside of fences, brick patio walls
Plumbing and Electrical					
Conduits, Common	GCE	Association	Association	Association	shared
Utility 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	
Lighting, Exterior in Common Area	GCE	Association	Association	Association	
Water and Sewer Pipes	GCE	Association	Association	Association	if shared
Water 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	
Flashing	Unit	Association	Association	Association	
Roofs	LCE	Association	Association	Association	
Soffits and Fascia	Unit	Association	Association	Association	
Sidewalks & Courts					
Parking Courts	GCE	Association	Association	Association	
Sidewalks	GCE	Association	Association	Association	
Walkways, Common	GCE	Association	Association	Association	
Walkways, Front Enclosed	Unit	Owner	Owner	Owner	Board Approval Required
Steps, Front and Rear	LCE	Association	Association	Association	Outside of front fences and brick patio walls

