

WILLIAMSBURG CONDOMINIUM ASSOCIATION
FIRST AMENDED MAINTENANCE RESPONSIBILITY CHART

“All aspects” -- Includes maintenance, repair and replacement, as needed

“LCE” -- Limited Common Elements

COMPONENT OF PROPERTY	ASSOCIATION RESPONSIBILITY	OWNER RESPONSIBILITY
Antennas & satellite dishes	Master antenna only, and only as long as the Association decides to maintain it, in its discretion.	All aspects, except those noted for Association.
Balconies, Fences & Gates/Patios around LCE patios appurtenants to units.	Metal, wood, concrete, carpentry, structural integrity and paint of balcony railings.	Locks, latches and hinges on gates, any improvements and additions made by an owner to patios and balconies, and all other aspects, except those noted for Association.
Boiler	Cleaning, repair and replacement.	All aspects of lines, pipes and faucets within a unit. Damage to the unit, another unit, or common elements from a cause initially within the unit.
Chimneys	Exterior material of chimney stack and cap.	All aspects of firebox, chimney flue, and damper, including periodic flue cleaning.
Driveways, covered parking spaces, sidewalks, dumpsters, mailboxes, exterior numbers or letters on units and carports.	All aspects, except those noted for owner.	Mailbox locks and keys. Damage caused by unit owner or owner’s property.
Electrical systems	All aspects, except those noted for owner.	All aspects of fuse boxes, lines, fixtures, and appliances within a unit. All aspects of electrical components of HVAC, even if located outside the unit. Damage to the unit, another unit, or common elements from a cause initially within the unit.
Exterior doors of units	Exterior painting.	All aspects, except those noted for Association. Includes door frame, door, glass panes, weatherstripping, threshold, hardware, locks and peepholes.
Exterior light fixtures	All aspects, except those noted for owner.	All aspects of exterior light fixtures in patio and front porch, except for front porch bulb replacement (as long as front fixture will accept HOA approved bulb type).
Foundations of buildings with dwellings	All aspects	None, except for plumbing or lines serving only that unit.
Grounds – outside the patios	All aspects	None
Heating and cooling systems (serving units)	None	All aspects of equipment, systems and lines serving the unit, even if located outside unit.
Improvements in private patio, balconies or yards	None	All aspects. Board approval required prior to installation.

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Plumbing, faucets and sewer lines	All aspects, except those noted for owner.	All aspects of lines, pipes, faucets and appliances within a unit. Damage to the unit, another unit, or common elements from a cause initially within the unit.
Porches (front) of units	All aspects, except those noted for owner.	Any improvements and additions made by an owner to the porch. Routine cleaning.
Roofs, exterior vertical walls of buildings, other exterior features of buildings not specifically listed in chart	All aspects	None
Sheetrock inside and bordering unit, including perimeter ceiling and walls.	All aspects except those noted for owner.	Damage caused by negligence or willful acts to the extent not covered by Association insurance, including deductibles.
Skylights	None	All aspects. Board approval required prior to installation.
Units, including improvements, fixtures, partition walls and floors within unit, dryer vents, intrusion alarms on doors/windows, smoke/heat detectors, monitoring equipment serving units.	None	All aspects
Water heaters (serving units)	None	All aspects
Windows of units	Exterior caulking in connection with exterior painting.	All aspects, except those noted for Association. Includes window frames, screens, window locks, glass panes, glazing and caulking. Specifically, the owner shall promptly repair and replace any broken or cracked glass in windows and doors.

Notwithstanding the foregoing, pursuant to §3.10 of the Declaration the cost of maintenance or repair caused by the willful or negligent act of an Owner which is not covered and paid for by insurance shall be added to and become a part of the assessment to which such Owner's Unit is subject. Such liability is limited to the liability Owner has under Texas law. This is to certify that the foregoing rules, policy and/or resolution was adopted by the Board of Directors on September 14, 2007, and has not been modified, rescinded or revoked.

Date

Catherine Bright, Acting Secretary

SUBSCRIBED AND SWORN TO before me, the undersigned authority, by Catherine Bright on this the _____ day of September, 2007.

My commission expires:

Notary Public in and for the State of Texas