

ORCHARD VILLAS

Item of Property	Character of Item	Who is responsible for maintenance, repair, or replacement?	Who is responsible for cost of maintenance, repair, or replacement?
All of the real property, improvements, and facilities of the Condominium, excluding Units	Common Elements	Association	All Unit Owners
All personal property and equipment held and maintained for the joint use and enjoyment of all the Owners of Units	Common Elements	Association	All Unit Owners
Any supporting element of the building contained within the interior walls	Common Elements	Association	All Unit Owners
All plumbing, electric, heating, cooling and other utility or service lines, pipes, sump pumps and accessories thereto, wires, ducts and conduits which service multiple Units	Common Elements	Association	All Unit Owners
Fireplace brick chimneys located outside of Unit	Limited Common Elements	Association	Unit Owners benefited by such Limited Common Elements
Portions of the heating and air conditioning systems for any Unit which are located upon any of the Common Elements (does not include those portions that are part of the Unit)	Limited Common Elements	Association	Unit Owners benefited by such Limited Common Elements
Decks, porches, or patios appurtenant to a Unit	Limited Common Elements	Association	Unit Owners benefited by such Limited Common Elements
The area between the sidewalk and the front exterior wall of each Unit	Limited Common Elements	Association	Unit Owners benefited by such Limited Common Elements
An area 18 feet by 18 feet located immediately in front of the garage for each Unit	Limited Common Elements	Association	Unit Owners benefited by such Limited Common Elements
Decorated surfaces, including paint, varnish, wall covering, tile and other finishing materials, applied to floors, ceilings and interior and perimeter walls, carpeting, if any, the floors and ceilings themselves, and the drywall, paneling and other finishing wall materials	Unit	Unit Owner	Unit Owner
Entrance doors (including garage doors)	Unit	Unit Owner	Unit Owner
Windows (including frames, sashes, jambs and hardware)	Unit	Unit Owner	Unit Owner
Screens	Unit	Unit Owner	Unit Owner
Any portion of any electrical, plumbing (including, without limitation, faucets), heating, gas or other utility system (not owned by the utility provider), which services only that Unit and is located under that Unit or attached to the exterior of that	Unit	Unit Owner	Unit Owner

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Unit			
All fixtures and appliances installed for the exclusive use of that Unit, commencing at the point of disconnection from the structural body of the building and from utility pipes, lines or systems serving the entire building or more than one Unit thereof, including, without limitation, built-in cabinets, dishwashers, garbage disposal units, refrigerators, stoves and ovens, television antennas and cabinets, furnaces, hot water heaters, heat pumps, air condition units (even if located outside the boundaries of a Unit), vents (including portions located outside the boundaries of a Unit) and components of the foregoing, if any	Unit	Unit Owner	Unit Owner
All control knobs, switches, thermostats and electrical outlets and connections affixed to or projecting from the walls, floors and ceiling which service either the Unit or the fixtures located therein	Unit	Unit Owner	Unit Owner
Portion of fireplaces actually within the interior of a Unit and fireplace vents or chases	Unit	Unit Owner	Unit Owner
Space in the attached garage	Unit	Unit Owner	Unit Owner
Space within a screened or glassed in porch	Unit	Unit Owner	Unit Owner
Attic space or storage space above a Unit, to which the Unit has direct and exclusive access	Unit	Unit Owner	Unit Owner