

**MAINTENANCE, REPAIR AND INSURANCE RESPONSIBILITIES
FOR
ARBORS AT MOUNTAIN SHADOWS CONDOMINIUM OWNERS ASSOCIATION,
INC.**

July 3, 2024

Page 1 of 9

NOTE: This chart shows whether Owners or the Association are responsible for the maintenance, repair and replacement and insurance of various items pursuant to the Amended and Restated Declaration for Arbors at Mountain Shadows, a Condominium Community.

A = Arbors at Mountain Shadows Condominium Owners Association, Inc.

O = Owner

	MAINTENANCE	INSURANCE
BUILDING EXTERIOR		
Building-structure, including foundations, columns, girders, beams and supports	A	A
Stucco and brick siding, including painting, repairing and replacing	A	A
Trim and other exterior building surfaces	A	A
Roof shingles and roof underlay	A	A
Gutters and downspouts	A	A
Patios, balconies, porches-general cleaning	O	N/A
Patios, balconies, porches- general repair and restoration	O	A
Patios, balconies, porches – replacement or structural repair	A	A

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INC.**

July 3, 2024

Page 2 of 9

	MAINTENANCE	INSURANCE
Wood in the porch, patio, balcony railings – repair and restoration	O	A
Wood in the porch, patio, balcony railings – replacement or structural repair	A	A
Wood in the porch, patio, balcony railings – paint or stain	A	N/A
Non-wooden portions of the porch, patio, or balcony railing - repair and restoration	O	A
Painting railings, include wooden portions	A	N/A
Non-wooden portions of the porch, patio, or balcony railing – replacement or structural repair	A	A
Columns supporting balconies and/or roofs over balconies	A	A
Staircases leading to second floor Units, including treads and railings	A	A
Concrete pad beneath staircases leading to second floor Units	A	A
Windows, frames, panes (as part of the window fixtures), as originally installed	O	A
Windows, frames, panes (as part of the window fixtures), as modified by Owner	O	O
Window screens, as originally installed	O	A
Window screens, as modified by Owner	O	O
Exterior door of a Unit, including frame as part of the door fixtures, as originally installed	O	A

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July 3, 2024

Page 3 of 9

	MAINTENANCE	INSURANCE
Exterior door of a Unit, including frame as part of the door fixtures, as modified by Owner	O	O
Garage doors, as originally installed	O	A
Garage doors, as modified by Owner	O	A
Patio/balcony sliding doors, including frame as part of the door fixtures, as originally installed	O	A
Patio/balcony sliding doors, including frame as part of the door fixtures, as modified by Owner	O	O
Light fixtures outside Units and garages	A	A
Light bulb replacement in porch, patio or balcony	O	N/A
Fire riser room	A	A
Satellite dishes installed by Owner	O	O

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INC.**

July 3, 2024

Page 4 of 9

UTILITIES	MAINTENANCE	INSURANCE
Utilities and lines installed within individual Units including furnaces, heating, plumbing, lighting, telephone, garbage disposal, hot water equipment and appurtenances, which service only that Unit, as originally installed.	O	A
Utilities and lines installed within individual Units including furnaces, heating, plumbing, lighting, telephone, garbage disposal, hot water equipment and appurtenances, which service only that Unit, as modified by Owner	O	O
Utilities and lines installed within or running through individual Units, which service more than one Unit	A	A
Utilities and lines installed outside individual Units	A	A
Sprinkler system serving the building and Unit interiors	A	A
Air conditioners and associated equipment serving the Unit, as originally installed	O	A
Air conditioners and associated equipment serving the Unit, as modified by Owner	O	O

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INC.**

July 3, 2024

Page 5 of 9

Water pipes, ducts and electrical wiring located within a Unit and servicing only that Unit, as originally installed	O	A
Water pipes, ducts and electrical wiring located within a Unit and servicing only that Unit, as modified by Owner	O	O
Water pipes, ducts and electrical wiring located within a Unit but servicing more than one Unit	A	A
Water pipes, ducts and electrical wiring outside a Unit	A	A
Water pipes contained in the Unit's exterior wall that freezes and breaks, including associated damage	O	A/O
Exterior electrical meters	A	A
Exterior water meters	A	A
UNIT INTERIORS	MAINTENANCE	INSURANCE
Circuit boxes inside a Unit serving exclusively that Unit, as originally installed	O	A
Circuit boxes inside Unit serving exclusively that Unit, as modified by Owner	O	O

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ARBORS AT MOUNTAIN SHADOWS CONDOMINIUM OWNERS ASSOCIATION,
INC.**

July 3, 2024

Page 6 of 9

Furnishings	O	O
Window coverings	O	O
Carpet	O	O
Permanent fixtures in Unit including but not limited to ceiling fans, hand rails, cabinets and counter tops, as originally installed	O	A
Permanent fixtures including but not limited to ceiling fans, hand rails, cabinets and counter tops, as modified by Owners	O	O
Appliances including over range, refrigerator and disposal	O	O
Interior perimeter walls—finished surfaces (i.e. wallpaper)	O	O
Interior perimeter walls—non-finished surfaces (i.e. drywall)	A	A
Interior non-perimeter walls, ceilings and floors (finished and unfinished surfaces)	O	A/O (Declaration has conflicting language about interior walls)
Uppermost perimeter ceilings of Units—finished surfaces (i.e. paint)	O	O

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INC.**

July 3, 2024

Page 7 of 9

Uppermost perimeter ceilings of Units—unfinished surfaces (i.e. drywall)	A	A
Floor coverings including tile, vinyl and hardwood, as originally installed	O	A
Floor coverings, including tile, vinyl and hardwood, as modified by Owner	O	O
Subflooring	A	A
GARAGE INTERIOR	MAINTENANCE	INSURANCE
Concrete floor – repair or restoration	O	A
Concrete floor – replacement or structural repair	A	A
Interior surfaces	O	A
Storage units within garage	O	A
Staircase in garage to second floor units – repair and restoration	O	A
Staircase in garage to second floor units – replacement or structural repair	A	A
GROUNDS		
Grass, trees, shrubbery, flowers and landscaping	A	A
Ground maintenance, including grading	A	A
Private roads, streets and drives, sidewalks, curbs, steps, walkways	A	A

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July 3, 2024

Page 8 of 9

Mail kiosks	A	A
Individual mailbox, including locks	O	N/A
Sidewalks leading up to buildings	A	A
Parking areas, street signs, entry signs	A	A
Irrigation system	A	A
Drainage in parking areas	A	A
Perimeter split rail fence	A	A
Clubhouse	A	A
Pool/hot tub and surrounding area	A	A
Trash dumpsters and enclosures	A	A
OTHER	MAINTENANCE	INSURANCE
Snow removal	A	N/A
Any improvement or installation installed by Owner, including security cameras, and not otherwise listed	O	O
General Common Elements depicted on the Map or described in the Declaration and not otherwise listed	A	A

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July 3, 2024

Page 9 of 9

NOTES

- A. A UTILITY (OR OTHER OBJECT) IS "WITHIN A UNIT" WHEN SUCH UTILITY OR OBJECT ENTERS THE DRYWALL OF A PERIMETER WALL OR CEILING OF A UNIT OR WHEN SUCH UTILITY OR OBJECT PASSES THROUGH THE SUBFLOOR.

- B. IF MAINTENANCE OR REPAIR IS REQUIRED TO ANY COMPONENT NORMALLY MAINTAINED BY THE ASSOCIATION, WHICH RESULTS FROM THE NEGLIGENCE OR INTENTIONAL ACT OF AN OWNER, SUCH OWNER SHALL BE RESPONSIBLE FOR THE COST OF THE MAINTENANCE.

- C. IF MAINTENANCE OR REPAIR IS REQUIRED FOR ANY OWNER MAINTAINED COMPONENT, WHICH IS CAUSED BY ASSOCIATION NEGLIGENCE, THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE COST OF SUCH MAINTENANCE OR REPAIR.

- D. THE DECLARATION CONTAINS CONFLICTING LANGUAGE REGARDING INSURANCE RESPONSIBILITIES AND THE TYPE OF COVERAGE TO BE PROVIDED. IN ORDER TO GIVE ALL OF THE INSURANCE PROVISIONS THE MOST LOGICAL MEANING, THIS CHART HAS BEEN DRAFTED WITH THE UNDERSTANDING THAT THE ASSOCIATION WILL CARRY ORIGINAL CONSTRUCTION INSURANCE.