

New Century Town Condominium Association No. 1 Quick Index

The following is a quick index to determine maintenance responsibility:

Item:	Association	Owner
Non-Enclosed parking areas.....	X	
Interior of enclosed parking areas (<u>Structural only</u>).....	X	
Structural support elements of buildings.....	X	
Conduit, ducts, plumbing, wiring, etc. for utilities part of a system servicing more than one unit.....	X	
Emergency unit repairs if owner is not present.....	X	
Exterior surfaces of unit and enclosed garages.....	X	
Limited common elements <u>in an insurance claim</u>	X	
Limited common elements per the Declaration and to the extent otherwise directed by the Board of Directors.....	X	
Common landscaping.....	X	
Common elements.....	X	
Master television antenna system and outlets, if any.....	X	
Unit interior wall, floor, ceiling surfaces.....		X
Repairs within a unit.....		X
Unit internal installations such as A/C.....		X
Unit appliances.....		X
Internal unit fixtures.....		X
Unit plumbing.....		X
Unit furnaces, flues and shafts.....		X
Unit wiring and conduit.....		X
Damage due to owner negligence.....		X
Unit windows and screens.....		X
Unit entry doors and sliding glass doors.....		X
Common entry doors on apartment-style condominium buildings.....		X
Unit furnace.....		X
Asphalt streets and courts (Limited common element).....		X
Unit front door steps/stoop (Limited common element).....		X
Unit balconies (Limited common element).....		X
Unit patios (Limited common element).....		X
Patio fences.....		X