

**REGENCY HOUSE CONDOMINIUM ASSOCIATION, LTD.  
MAINTENANCE RESPONSIBILITY SUMMARY**

***This is intended as a summary for convenience and does not replace or alter the Declaration and Bylaws, which govern maintenance responsibility issues.***

***Damage, destruction or repair caused or necessitated by the acts or negligence of an owner or their tenants, agents or guests becomes the responsibility of the owner even if the item is normally an Association responsibility.***

Item	Association Responsibility	Owner Responsibility
Balcony doors, frames and screens – individual unit	X	
Balcony railings and concrete	X	
Central Chiller and Tower	X	
Conduits – common area electric, phone and cable	X	
Dishwasher – individual condominium unit		X
Disposal – individual condominium unit		X
Doors – common area and individual unit doors	X	
Drain pans, blower motors, piping, entire fan coil units	X	
Driveway – snow or ice removal	X	
Driveway – asphalt	X	
Dryer Vent – individual condominium unit		X
Dryer Vents – common laundry room on 28 <sup>th</sup> floor	X	
Ducts – heating, cooling and ventilation	X	
Electrical Wiring – common area	X	
Elevators – mechanical and decorating	X	
Entrances and Exits – common area	X	
Equipment Rooms	X	
Exterior Fence & Retaining Walls (concrete and brick)	X	
Exterior Light Bulbs – common area	X	
Exterior Painting	X	
Exterior Tuck Pointing	X	
Facade and Foundation Repairs	X	
Fitness Room – equipment, carpeting, furniture, etc.	X	
Garage Doors – overhead and service doors	X	
Garage Door Opener	X	
Garage Electrical, Light Fixtures and Bulbs	X	
Garage Mechanicals	X	
Garage Spaces	X	
Gateway at Entrance to Parking Lot	X	
Hallways – carpet, lighting, furniture, paint, etc.	X	
HVAC Filters	X	

Item	Association Responsibility	Owner Responsibility
Interior of Unit		X
In-Unit Laundry Equipment (washers/dryers)		X
Irrigation System	X	
Landscaping – common lawn care, flowers, lighting, etc.	X	
Laundry Room – common 28 <sup>th</sup> floor (maintenance)	X	
Lighting – common hallways and stairwells	X	
Lighting – Exterior: Association controlled	X	
Lighting Fixtures – individual condominium unit		X
Lobby Areas	X	
Mailbox Keys	X	
Mailboxes	X	
Maintenance – tools equipment, supplies (employees)	X	
Microwave – individual condominium unit		X
Office – furniture, equipment, supplies	X	
Parking Lot – asphalt, repairs and cleaning	X	
Party Room – furniture, lighting, pictures, appliances, etc.	X	
Pipes – common area	X	
Plumbing – individual condominium unit fixtures and branch lines		X
Range – individual condominium unit		X
Refrigerator – individual condominium unit		X
Restrooms – common area	X	
Roof – mechanical repairs and maintenance	X	
Roof Railings	X	
Rooftop Patio	X	
Sidewalks/walkways (maintenance)	X	
Snow and Ice Removal – common areas	X	
Stairwells – common area	X	
Steam Heat Exchanger	X	
Storage Locker – common area	X	
Storage Locker – contents		X
Sun Deck	X	
Trash – chutes, dumpster and service	X	
Utility Lines – public	X	
Vending Machines – 1 <sup>st</sup> floor	X	
Water Heaters (2) – common and condominium units	X	
Windows	X	
Windows – individual condominium unit storms and upgraded screens		X