

**VILLA VENETO CONDOMINIUM ASSOCIATION
OWNER vs. ASSOCIATION
MAINTENANCE RESPONSIBILITIES**

Item	Association Responsibility	Unit Owner Responsibility
APPLIANCES		
All home appliances including disposers, Dishwashers		X
Furnace and air condition (including Evaporator unit) which exclusively serves an Individual unit.		X
Lights within dwelling unit		X
BUILDING INTERIOR/EXTERIOR		
Porches, Patios and balconies	X	
Entrance doors, which serve a dwelling unit,		X
Gutters and downspout system	X	
Painting-exterior	X	
Painting/decorating, all interior work, ceilings And floors, carpeting in unit		X
Fascia and soffit	X	
Stucco/Siding	X	
Floor, wall and ceiling coverings, paint, Wallpaper, paneling, etc.		X
Cement sidewalks, curbs and other structural Components	X	
Roofs, flashing, shingles and vents	X	
Window glass, storm windows and screens (must match existing)		X

Drywall		X
Studs to hold drywall	X	

COMMON ELEMENTS

Landscape service and landscaping	X	
Streets (paving and snowplowing)	X	
Entrance signs	X	
Guest Parking Spaces	X	
Cable T.V. wires (cable TV company)		X

WIRING AND UTILITIES

Electrical lines located within the unit and Servicing more than one unit.	X	
Electrical facilities partially within and Partially outside the boundaries of the unit, but Exclusively serving one unit.		X

Any damage to the Common Area caused by the Act or neglect of a unit owner, their tenants or guests, will be the responsibility of the unit owner. The Board may make the required maintenance, repairs and/or replacements and assess the cost back to the unit owner responsible for the damage.

The Board reserves the right to complete the necessary maintenance, repair or replacement and assess the cost back to the unit owner.