

**LONDON COURT CONDOMINIUM ASSOCIATION  
MAINTENANCE RESPONSIBILITY CHART**

**Revised 01/01/06**

\* Except to the extent caused by the negligence of a unit owner.

<b>ITEMS</b>	<b>ASSOCIATION RESPONSIBILITY *</b>	<b>UNIT OWNER RESPONSIBILITY</b>
Plumbing and related systems and components thereof:	All maintenance, repair & replacement of these systems serving more than one unit or the common elements. Water lines to unit meter only. Sewer Lines to unit lateral only.	All maintenance, repair & replacement of such systems or portions thereof, within a unit including fixtures and appliances attached thereto. All maintenance, repair and replacement of such systems, or portions thereof, even though such systems may be located within or outside the unit. All damage to a unit caused by a malfunction of any of the above. Water lines from meter, Sewer Lines from lateral.
Electrical and related systems and components including fixtures.	All maintenance, repair and replacement of these systems serving the common elements.	All maintenance, repair and replacement of such systems, or portions thereof, even though such systems may be located within or outside the unit. All damage to a unit caused by a malfunction of any of the above.
Heating & Cooling systems and their components.	All maintenance, repair and replacement of these systems serving the common elements.	All maintenance, repair and replacement of such systems, or portions thereof, even though such systems may be located within or outside the unit. All damage to a unit caused by a malfunction of any of the above.
Parking spaces	All maintenance, repair & replacement	N/A
Storage areas - Common	All maintenance, repair & replacement serving more than one unit.	All maintenance, including routine cleaning.

Personal storage areas and mechanical rooms	N/A	All maintenance, repair & replacement, including doors.
Grounds, including all paved areas and other improvements thereon lying outside the main walls of the building with the exceptions noted herein.	All maintenance, repair & replacement, including landscape maintenance and replacement of plantings on the common elements except as noted herein.	All maintenance, including routine cleaning of planters and improvements on common elements.
Buildings, exterior roof, exterior vertical walls, foundations and rain gutters	All maintenance, repair & replacement	N/A
Windows	Clubhouse	All maintenance, repair & replacement of windows , trim and window mechanisms that serve a unit.
Doors	Clubhouse	All replacement, repair & replacement of all doors & interior surfaces of doors, including, storm, storage doors, mechanical room, balcony and patio doors, which serve a unit; and all maintenance, repair & replacement of all hardware, weather stripping and sills & trim of such doors. All maintenance, repair & replacement of any glass portion of such doors.
Storm Doors & Screens	Clubhouse	All replacement, repair & replacement of storm doors & screens that do serve a unit.
Exterior stoops and walkways	All replacement, repair & including ice and snow removal .	N/A
Decks	All replacement, repair of entrance decks on Condos Only	All maintenance, including routine cleaning and ice & snow removal.
Fencing	All replacement, repair & replacement of Fencing that do not serve a single unit.	All replacement, repair & replacement of Fencing that do serve a unit.
TH Patios	None	All Maintenance & Repairs