

MAINTENANCE AND INSURANCE CHART
THE 925 EAST 8TH AVENUE CONDOMINIUM ASSOCIATION, INC.

As of March 1, 2006

Item	Owner Maintains, Repairs and Replaces	Association Maintains, Repairs and Replaces	Owner Insures (Liability and/or Casualty)	**Association Insures (Liability and/or Casualty)
UNITS				
Walls, floors, ceilings, including lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, and finished flooring and any other materials constituting any part of the finished surfaces of the perimeter walls, floors and ceilings	X		X * Other than Original Specifications	X * Original Specifications
Doors, windows and screens		X	X * Other than Original Specifications	X * Original Specifications
All fixtures, cabinets, appliances, etc.	X		X * Other than Original Specifications	X * Original Specifications
Utilities serving more than one unit		X		N/A

Item	Owner Maintains, Repairs and Replaces	Association Maintains, Repairs and Replaces	Owner Insures (Liability and/or Casualty)	**Association Insures (Liability and/or Casualty)
Utilities serving only one unit	X		N/A	
Water removal and cleanup from water leaks, roof leaks, sewer backups, etc.	X		X	
All furniture, and contents	X		X	
All furnishings including carpet, draperies, and other items of personal property belonging to an owner	X		X	
Public liability coverage and worker's compensation within each Unit	X		X	
LIMITED COMMON ELEMENTS				
Parking Spaces	X Clean, orderly, sanitary, and attractive	X Repair and replace		X
Balconies	X Clean, orderly, sanitary, and attractive	X Repair and replace	X * Other than Original Specifications	X * Original Specifications

Item	Owner Maintains, Repairs and Replaces	Association Maintains, Repairs and Replaces	Owner Insures (Liability and/or Casualty)	**Association Insures (Liability and/or Casualty)
Utilities serving only one unit	X		N/A	
GENERAL COMMON ELEMENTS				
Storage Spaces	X Clean, orderly, sanitary, and attractive	X	X * Other than Original Specifications	X * Original Specifications
All personal property of the Association for the benefit and use of all Owners		X		X
All areas identified on the Condominium Map as General Common Elements and decorations and furnishings of same		X		X
All land and structural components of buildings, including landscaping, recreational facilities, walkways, and elevators		X		X

Item	Owner Maintains, Repairs and Replaces	Association Maintains, Repairs and Replaces	Owner Insures (Liability and/or Casualty)	** Association Insures (Liability and/or Casualty)
Installations of central services such as power, light, gas, hot and cold water, heating and air conditioning for the common use of all Owners		X		X

* Original Specifications shall mean as offered by the developer to the public prior to individual purchaser negotiations.

** Association Insurance Coverage is subject to appropriate portion of the deductible amount under the Association's insurance policies.

CERTIFICATION: The undersigned, being the President of The 925 East 8th Avenue Condominium Association, Inc., a Colorado non-profit corporation, certifies that the foregoing allocation of Maintenance and Insurance responsibilities was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board on _____, and in witness thereof, the undersigned has subscribed her/his name.

THE 925 EAST 8TH AVENUE
CONDOMINIUM ASSOCIATION, INC.

By: 
, President