

MAINTENANCE AND INSURANCE CHART
QUAILRIDGE TOWNHOMES CONDOMINIUM ASSOCIATION, INC.
 As of July 1, 2015

Item	Owner Maintains, Repairs and Replaces	Association Maintains, Repairs and Replaces	Owner Insures (Liability and/or Casualty)	Association Insures (Liability and/or Casualty)
UNITS				
Material making up the finished surface of the perimeter walls and ceilings such as, but not limited to, drywall, wall paneling, wood, tile, paint, paper, or any other wall or ceiling covering	X		X (Betterments and improvements installed by Owners, plus wall coverings)	X (Excluding betterments and improvements installed by Owners)
Materials making up the finished surface of the floors and any underlayment, such as, but not limited to, floor tile, carpet, carpet padding, gypcrete, hardwood floors, or any other floor covering, but not including structural subflooring	X		X (Betterments and improvements installed by Owners, plus carpeting, underlayment or other floor coverings)	X (Excluding betterments and improvements installed by Owners)
Interior non-supporting walls	X		X (Betterments and improvements installed by Owners, plus wall coverings)	(Excluding betterments and improvements installed by Owners)

Item	Owner Maintains, Repairs and Replaces	Association Maintains, Repairs and Replaces	Owner Insures (Liability and/or Casualty)	Association Insures (Liability and/or Casualty)
Appliances, including but not limited to stoves, ovens, cooktops, dishwashers, refrigerators, washers, dryers, whirlpools	X		X	
All bathroom, kitchen or other fixtures, cabinets and service equipment	X		X (Betterments and improvements installed by Owners)	X (Excluding betterments and improvements installed by Owners)
Unit windows, window frames, glass, screens, seals, caulking and any other items required for proper operation of windows	X		X (Betterments and improvements installed by Owners)	X (Excluding betterments and improvements installed by Owners)
Entry, interior, patio or balcony doors, including door frames, jambs, thresholds, shims, caulking, weather liner, weather stripping, locks, hardware, hinges and any other items required for proper operation of doors	X		X (Betterments and improvements installed by Owners)	X (Excluding betterments and improvements installed by Owners)
Fireplace	X (Up to the flue in its closed position)	X (Beyond the flue in its closed position)	X (Betterments and improvements installed by Owners)	X (Excluding betterments and improvements installed by Owners)

Item	Owner Maintains, Repairs and Replaces	Association Maintains, Repairs and Replaces	Owner Insures (Liability and/or Casualty)	Association Insures (Liability and/or Casualty)
Fireplace hearth	X		X (Betterments and improvements installed by Owners)	X (Excluding betterments and improvements installed by Owners)
All contents, furnishings and furniture, including rugs, carpeting, floor coverings, wall coverings, draperies, and other items of personal property	X		X	
Utilities serving more than one Unit		X		
Utilities, pipes, fixtures and equipment, such as plumbing, electric, air conditioning, heat, hot and cold water, hot water heater, and other utility services, inside the Unit, serving only that Unit, commencing where they enter the Unit	X		X	
Water removal and cleanup from water leaks, roof leaks, sewer backups, or water intrusion from any source	X		X	
Interior Pest Control (including removal of insects, animals, etc.)	X		X	
Public liability coverage within each Unit and on appurtenant Limited Common Elements	N/A		X	
Worker's compensation coverage within each Unit and on appurtenant Limited Common Elements	N/A		X	

Item	Owner Maintains, Repairs and Replaces	Association Maintains, Repairs and Replaces	Owner Insures (Liability and/or Casualty)	Association Insures (Liability and/or Casualty)
LIMITED COMMON ELEMENTS				
Balconies	X (Maintain in a good, clean, sanitary and attractive condition only)	X (Repair and Replace)	X (Betterments and improvements installed by Owners)	X (Excluding betterments and improvements installed by Owners)
Front Porches	X (Maintain in a good, clean, sanitary and attractive condition only)	X (Repair and Replace)	X (Betterments and improvements installed by Owners)	X (Excluding betterments and improvements installed by Owners)
Back Patios	X (Maintain in a good, clean, sanitary and attractive condition only)	X (Repair and Replace)	X (Betterments and improvements installed by Owners)	X (Excluding betterments and improvements installed by Owners)

Item	Owner Maintains, Repairs and Replaces	Association Maintains, Repairs and Replaces	Owner Insures (Liability and/or Casualty)	Association Insures (Liability and/or Casualty)
Exterior Storage Areas, including doors	X (Maintain in a good, clean, sanitary and attractive condition only)	X		X
Yards, including landscaping	X (Maintain in a good, clean, sanitary and attractive condition only)	X (Repair and Replace)	X (Betterments and improvements installed by Owners)	X (Excluding betterments and improvements installed by Owners)
Garages	X (Maintain the interior in a good, clean, sanitary and attractive condition only)	X (Repair and Replace)	X (Betterments and improvements installed by Owners)	X

Item	Owner Maintains, Repairs and Replaces	Association Maintains, Repairs and Replaces	Owner Insures (Liability and/or Casualty)	Association Insures (Liability and/or Casualty)
Garage doors and garage door openers	X		X (Garage door opener only)	X
Assigned Parking Spaces	X (Maintain in a good, clean, sanitary and attractive condition only)	X (Repair and Replace)		X
Personal property located on or in Limited Common Elements	X		X	

GENERAL COMMON ELEMENTS				
All areas and items identified in the Declaration and on the Map as General Common Elements		X		X
Building fire and security systems		X		X
Sidewalks and driveways		X		X
Exterior stairways		X		X
All land and structural components of buildings, including roof, unfinished sheetrock or concrete perimeter walls, floors, and ceilings, landscaping, walkways, steps, stairs, gutters, and drain spouts		X		X
Electricity, gas, hot and cold water, heating and air conditioning for the common use of all Owners		X		

CERTIFICATION: The undersigned, being the President of the Quailridge Townhomes 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 June 9, 2015, and in witness thereof, the undersigned has subscribed his name.

QUAILRDIGE TOWNHOMES CONDOMINIUM ASSOCIATION, INC.

By: Beth Meyer
President