

## Marina Villas Areas of Responsibility

Item	Association	Owner	KKPOA
A/C Units		X	
Back Decks & Railings		X*	
Basement Areas		X	
Chimney Cleaning		X	
Structural and Common Walls <sup>2</sup>	X		
Deck and Porch Doors		X	
Dryer Vents		X	
Electrical		X	
Exterior Walls	X		
Fireplaces		X	
Flooring (All Interior including carpeting)		X	
Foundations	X		
Front Door	X		
Garbage Collection	X		
Gutter Repair & Cleaning	X		
Hot Water Heaters		X	
Interior Fixtures & Appliances		X	
Landscaping	X		
Lockboxes		X	
Painting (Exterior)	X		
Painting (Interior)		X	
Paving	X		X
Parking Areas	X		
Pest Control (Exterior)	X		

Pest Control (Interior)	X	X	
Plumbing (Interior)		X	
Plumbing (Common Outside)	X		
Railings (Bridge & Deck)	X		
Roads	X		X
Roofs	X		
Screens		X	
Snow Removal	X	X	X
Sun porches		X	
Structural Elements <sup>2</sup> (not due to negligence)	X		
Walkways, Front Decks and Bridges	X		
Window Cleaning, (outside)	X**		
Windows		X	
Wiring & Conduits		X	

1. If you need clarification contact the Board of Directors.
  2. Removal or changes to interior walls must be approved by the Board of Directors before any work commences.
  3. An 'X' in more than once column indicates shared responsibility.
- \* Homeowner responsibility for general maintenance.  
\*\* Excludes Enclosed Porch Windows

The chart was compiled utilizing the Master Deed and is supplied only as a guide. The Marina Villas Board of Directors is the final arbiter regarding questions pertaining to responsibility.

**It is important to keep in mind that the cost to repair any damage to the buildings and/or common areas caused by items that are the responsibility of the homeowner will be the responsibility of the homeowner to pay. *This includes water damage caused by clogged HVAC condensate lines, plumbing leaks or sewage backups. It is important that homeowners maintain their units and pay particular attention to the location and function of their HVAC units.***