

## Limited common element expense policy

Limited common elements are defined as elements that are outside the boundaries of a unit but are allocated exclusively to a specific unit and their use is limited to that unit. **Limited common elements include:**

- a) Flues, ducts, wiring, conduits, bearing walls, bearing columns
- b) Shutters, awnings, windows, doors, doorsteps, porches, decks, balconies and patios
- c) Space heating, water heating and air conditioning equipment, electrical switches, light switches, television and telephone receptacles

Common expenses associated with the maintenance, repair or replacement of a limited common element shall be assessed against the unit to which that common element is assigned.

Any common expense for service requested by an individual unit owner will be assessed against that unit.

Further detail on these items, **including a complete list of limited common elements**, can be found in our Declaration on pages 6 Article VI , page 7 Article VII and page 27 Article XX, Sec. 20.3.

Page 6 provides the definition of limited common elements. Page 7 identifies the control of the repair process. Page 27 defines who is responsible for payment of the repair.

If you have any questions you may contact R.E.I. or any member of your Board of Directors.