



# ***Northwest Property Management***

*780 TEK DRIVE, CRYSTAL LAKE IL 60014*

*815-459-9187*

*Established In 1979*

## ***MAINTENANCE ISSUES***

### **Who's Responsible for What?**

Who's responsible for what? It's an important question often asked by residents, and the answer is sometimes more complicated than you'd think.

Generally, the association is responsible for repairing or replacing common, or shared, elements and owners are responsible for maintaining their own homes. But there are two problems. First, some areas are neither common nor part of your home. These are called exclusive or limited-use common areas and they're available only to one or a few residents. Who is responsible for these? Second, ownership and responsibility for repair and replacement are not necessarily the same thing. So, it gets confusing.

To make answering the question easier, the CC&Rs include a responsibility chart that indicates who is responsible for each component. The chart lists the components and has columns labeled "association" and "owner." A simple check mark in one of the columns designates responsibility.

While the chart is fairly comprehensive, you may still have questions. If a component isn't listed, check with the manager or a board member for clarification. It could have been overlooked at the time the documents were prepared, or perhaps it was recently added. The board will pass a clarifying resolution assigning responsibility for any items not included.

It might save a telephone call if you check the responsibility chart first, but if there are any questions, don't hesitate to ask.