

**BARE WALLS**  
**UNIT OWNER VS. ASSOCIATION RESPONSIBILITY MATRIX**

UNIT INTERIORS			PATIOS/BALCONIES/DECKS			GARAGES		
ITEM	HOA	UNIT OWNER	ITEM	HOA	UNIT OWNER	ITEM	HOA	UNIT OWNER
All Appliances		X	Drainage Systems, Drains, Basins		X	Garage Door Opener, Remote, Light		X
Cabinets		X	Drains		X	Garage Door Lock & Hardware		X
Ceiling		X	Railings – Painting & Repair		X	Garage Door Paint Inside & Outside		X
Central Air/Heating/Thermostat		X	Bases/Beams/Railings – Dry Rot		X	Garage Door Replacement		X
Chimney / Flues		X	Gate – Paint & Repair		X	Garage Aprons		X
Fireplaces		X	Landscaping – Patio		X	Floor Slab		X
Caulking Bathroom / Kitchen		X	Patio Slap		X	Hot Water Heater		X
Doorbell Components		X				Sink & Faucet		X
Doors / Glass		X				Walls		X
Electrical Switches/Outlets		X						
All Floor Coverings		X	<b>UTILITIES/WIRING/PLUMBING</b>					
Furnaces		X	ITEM	HOA	UNIT OWNER	ITEM	HOA	UNIT OWNER
Hardware – Cabinets, Doors, Etc.		X	Cable TV Wiring		X	Plumbing Lines Interior		X
Garbage Disposal		X	Drains Tub/Shower/Sink		X	Fixtures –Toilets, Sinks, Faucets		X
Painting, Wallpaper, Paneling		X	Electrical Outlets, Switches Inside		X	Sewer Lines Common Area	X	
Toilets, Tubs, Sinks		X	Electrical Outlets, Switches Outside		X	Sewer Lines On Lot		X
Window Glass, Screens, Frames		X	Electrical Wiring Interior		X	Water Lines Below Ground On Lot		X
Party Walls		X	Gas Lines Below Ground Common Area	X		Water Lines Below Ground Common Area	X	
Walls		X	Gas Lines Below Ground On Lot		X	Water Softeners		X
Lighting Fixtures		X	Patio Landscaping		X	Toilet Wax Rings, Fixtures, Etc.		X
Hot Water Systems/Pumps		X				Telephone Wiring		X

**DISCLAIMER** “The matrix, above is being provided to help you understand your potential responsibility as an owner of a condominium in the event of a loss and is based on a typical allocation of responsibilities. Your particular responsibilities may vary due to the specific language contained in your association’s governing documents.”