

**The Tivoli at Cardinal Forest Condominium Owners Association  
Chart of Maintenance Responsibilities**

<b>COMPONENT</b>	<b>RESPONSIBILITY FOR PERFORMANCE (MAINTENANCE)</b>	<b>RESPONSIBILITY FOR PERFORMANCE (REPAIR/REPLACEMENT)</b>	<b>RESPONSIBILITY FOR COST</b>	<b>AUTHORITY</b>
<b>1. Unit Entrance and Balcony/Patio Doors</b>	Unit Owner, except Association responsible for exterior painting.	Unit Owner	<p>Association as a general Common Expense for painting of exterior portions.</p> <p>Unit Owner responsible for all maintenance, repair and replacement costs.</p>	<p>Master Deed, Sec. 1(a), defined as part of the Unit.</p> <p>Master Deed, Sec. 16(d)(4)</p>
<b>2. Windows; Window Screens</b>	Unit Owner, except Association responsible for exterior painting.	Unit Owner.	<p>Association as a general Common Expense for painting of exterior portions.</p> <p>Unit Owner responsible for all maintenance, repair and replacement costs.</p>	<p>Master Deed, Sec. 1(a), defined as part of the Unit.</p> <p>Master Deed, Sec. 16(d)(4)</p>
<b>3. Door Hardware</b> (door handle, hinges, sweeps, etc.)	Unit Owner.	Unit Owner.	Unit Owner.	<p>Master Deed, Sec. 1(a), defined as part of the Unit.</p> <p>Master Deed, Sec. 16(d)(4)</p>

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<b>4. Balconies and Balcony Railings; Patios, Porches and Terraces and Railings attached thereto</b>	Unit Owner is responsible to maintain in a clean and sanitary condition and in good order, condition and repair, free of ice and snow, and in a clean and sanitary condition.	Association, except for routine maintenance, minor repairs, and cleaning.	Association, except Unit Owner is responsible for cost of routine maintenance, minor repairs and cleaning.	Master Deed, Sec. 4  Bylaws, Art.VIII, Sect. 3
<b>5. Unit Electrical Fixtures and Lines, Electrical Receptacles and Breaker Boxes.</b>	Unit Owner	Unit Owner.	Unit Owner.	Master Deed, Sec. 16(d)(4)
<b>6. Unit Plumbing Lines, and Heating and Cooling Equipment, whether within or outside the Unit, so long as it exclusively serves one Unit.</b>	Unit Owner	Unit Owner.	Unit Owner.	Master Deed, Sec. 16(d)(4)

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<b>7. Interior of the Unit, including light fixtures and appliances within the Unit and any other equipment that may be in or appurtenant to a Unit.</b>	Unit Owner.	Unit Owner.	Unit Owner.	Master Deed, Sec. 16(d)(4)
<b>8. Appliances that exclusively serve a Unit, that may be in or appurtenant to a Unit.</b>	Unit Owner.	Unit Owner.	Unit Owner.	Master Deed, Sec. 16(d)(4)  Bylaws, Art. VIII, Sec. 3
<b>9. Dryer Vents and HVAC Condensate Lines, whether within or outside the Unit, so long as it exclusively serves one Unit.</b>	Unit Owner	Unit Owner	Unit Owner.	Bylaws, Art. VIII, Sec.3
<b>10. Building Exterior, Roof, Vertical Walls, Foundations</b>	Association in all regards.	Association in all regards.	Association as a Common Expense.	Bylaws, Art. VIII, Sec.1(c)

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<b>11. Exterior painting.</b>	Association has right and duty to provide for all exterior painting	Association	Association as a Common Expense.	Bylaws, Art. VIII, Sec.1(c)  Master Deed, Sec.16(d)(4)
<b>12. Interior Unit Walls (All Lath, Plaster, Wallboard, Plasterboard, Paint, Paneling, Wallpaper and other Unit Wall Coverings)</b>	Unit Owner.	Unit Owner.	Unit Owner.	Master Deed, Sec.16(d)(4)

*\*Notwithstanding anything else to the contrary, please note that each Unit Owner shall be liable for the expense of all maintenance, repair or replacement rendered necessary by his act, neglect or carelessness or the act, neglect or carelessness of any member of his/her family or employees, tenants, agents, licensees or lessees. Master Deed, Section 16(d)(4).*