



CHAPEL HILL CONDOMINIUM

Maintenance and Replacement Guidelines

Various responsibilities belong to either the Homeowner or the Association.

Please see below for a better idea of your responsibilities and ours:

- Maintenance and replacement of certain areas are defined by the recorded Master Deed and By-laws for the Association. When necessary, the Board of Directors will interpret said policy.
- Performance of the maintenance and replacement of the properties is the responsibility of the Board of the Directors and may be delegated to the Association's Management Team.
- The Association is responsible for the maintenance and replacement of the property's common elements including, sidewalk, roads, land, and utility networks (electrical, gas, plumbing) up to the point of unit connection, foundations, outside perimeter walls, and roofs.
- The Co-owners are largely responsible for the maintenance, repair, and replacement of items found within the inside of the perimeter walls.
- The Co-owners are responsible for maintenance, repair, and replacement of all items that are damaged by the Co-owners, guests, tenants, and/or invitees regardless of normal maintenance responsibility.
- The priority, timing, method, financing, and type of maintenance and replacement for the association is up to the direction of the Board of Directors. The costs are assessed to all the Co-owners through association dues.
- Modification or alteration of common elements and limited common elements requires approval of the Board. Please submit all requests to the Association's Management office before beginning work.
- These statements serve only as guidelines, and if any items are in conflict with the recorded Master Deed and Bylaws, the recorded documents will prevail.