

WESTMONT CONDO ASSOCIATION

MAINTENANCE AND INSURANCE CHART

	ITEM	OWNER MAINTAINS	ASSOCIATION MAINTAINS	OWNER INSURES (LIABILITY AND/OR CASUALTY)	ASSOCIATION INSURES (LIABILITY AND/OR CASUALTY)
	LOTS				
1	Roofs, gutters, down spouts		X		X
2	Exterior building walls		X (Periodic painting, staining and/or cleaning of exterior building surfaces only)		X
3	Chimney caps and exterior chimney structure		X		X
4	Sidewalks and driveways		X		X
5	Patio, yard or deck, including any landscaping within the enclosed area	X		X *Other than as originally installed	X *as originally installed
6	Fencing or enclosure around patio, yards or decks	X		X *Other than as originally installed	X *as originally installed
7	Window wells	X		X	
8	Foundations		X	N/A	N/A
9	All structural components of residences, such as studs, roof trusses, support beams		X		X

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10	Interior of residences including all walls, floors, ceilings, including basement walls, floors, ceilings and any attached fixtures	X		X	
11	Exterior light fixtures and light bulbs	X		X	
12	Windows, window screens, window casings and locks	X		X	
13	Doors (except not exterior door frames), screens, casings, molding and trim, hardware, locks and door chimes.	X		X	
14	Garage doors	X		X	
15	Garage door openers, garage interior walls, floors and ceilings	X		X	
16	All furniture, furnishings, contents, personal property	X		X	
17	Appliances, disposal	X		X	
18	All fixtures, cabinets, etc.	X		X	
19	Communication, television, telephone and electrical lines and receptacles serving a residence, whether or not located on the lot	X		N/A	N/A
20	Mold and water removal and cleanup from water leaks, roof leaks, sewer backups, etc.	X		X	

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21	Heating and air conditioning system, including air conditioner compressor, furnace, hot water heater and fan coil, meter and breaker boxes serving a residence, whether or not it is located on the lot	X		N/A	N/A
22	Interior pest control (including removal of insects, animals, etc.)	X		X	
	COMMON AREAS				
23	All landscaping, sidewalks and driveways		X		X
24	Sewer lines, pipes and other utility lines up to the point they enter the lot		X		N/A
25	Perimeter fences located on common areas		X		X