

# Harbour Cove on the Lake Condominium Association

## Responsibility Matrix

General Common Elements		Association			Co-owner			Notes
		Repair	Replace	Maintain	Repair	Replace	Maintain	
Land	roads	X	X	X				pool, pool house, tennis & vb court
	parking lots & spaces	X	X	X				
	sidewalks	X	X	X				
	landscaping	X	X	X				
	maintenance shed	X	X	X				
	signage and poles	X	X	X				
	Recreational facilities	X	X	X				
	Wooden docks	X	X	X				
	Gazebos	X	X	X				
	Benches	X	X	X				
Electrical	wiring	X	X	X				up to point of connection
	meters	X	X	X				
	fixtures				X	X	X	
	plugs				X	X	X	
	switches				X	X	X	
Exterior lighting	bulbs	X	X	X				porch light bulbs - co-owner
	fixtures	X	X	X				
	wiring	X	X	X				
Telephone		X	X	X				up to point fixtures and appliances
Gas		X	X	X				
Water	pipes	X	X	X				up to point of connection
	fixtures				X	X	X	
	meters	X	X	X				
Sanitary sewer	pipes	X	X	X				up to point of connection
	fixtures				X	X	X	
Telecommunications		X	X	X				
Construction	foundations	X	X	X				not including windows and doors
	support columns	X	X	X				
	perimeter walls	X	X	X				
	roofs	X	X	X				
	floor construction	X	X	X				
	exterior meter rooms	X	X	X				
Buildings	Storage areas	X	X	X				Buildings 5, 6, 7
	Hallways & Stairways	X	X	X				Buildings 5, 6, 7
	Laundry Rooms	X	X	X				Buildings 5, 6, 7
Water & Sewer utilities		X	X	X				
Irrigation System		X	X	X				

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Limited Common Elements	Association			Co-owner			
	Repair	Replace	Maintain	Repair	Replace	Maintain	
Balconies				X	X	X	
Patios				X	X	X	
Porches	X	X				X	
Furnace				X	X	X	
Exterior Furnace Rooms				X	X	X	Including furnace room door.
Air Conditioner				X	X	X	
Boat slips				X	X	X	
Storage Interiors	X	X				X	
Driveways	X	X	X				
Interior Surfaces				X	X	X	
Windows	X	X				X	Interior surfaces - co-owner
Window Screens	X	X				X	Interior surfaces - co-owner
Doors	X	X				X	Interior surfaces - co-owner
Door Walls	X	X				X	Interior surfaces - co-owner
Door Wall windows	X	X				X	Interior surfaces - co-owner
Door wall screens	X	X				X	Interior surfaces - co-owner