

Timberline Cove Delineation Worksheet

This chart shows whether Owners or the Association are responsible for the maintenance, repair and replacement of various items pursuant to the Condominium Declaration of Timberline Cove Condominium, Dated July 6, 2007, Recorded in Summit County July 12, 2007.

#	Location and Description	A = Timberline Cove Association		O = Owner	
		Declaration Reference	Maintenance	Insurance	
#	BUILDING EXTERIOR				
1	Building-structure, including foundations, columns, girders, beams and supports.	Sections 4.1, 4.4	A	A	
2	Siding, including painting, repairing and replacing.	Sections 4.1, 4.4	A	A	
3	Stone, Stone Caps, trim and other exterior surfaces and improvements.	Sections 4.1, 4.4	A	A	
4	Roof shingles and roof underlay.	Sections 4.1, 4.4	A	A	
5	Gutters, downspouts and associated heat tape where applicable.	Sections 4.1, 4.4	A	A	
6a	Patios, balconies, decks & railings: general cleaning & maintenance.	Sections 4.2, 4.3	O	O	
6b	Patios, balconies, decks & railings - painting and sealing, including wood railing caps.	Sections 4.2, 4.3	A	N/A	
6c	Patios, balconies, decks & railings - sub-structure and concrete.	Sections 4.2, 4.3	A	A	
6d	Patios, balconies & decks sub-structure: wildlife nesting	Sections 4.2, 4.3	A	N/A	
6e	Patios, balconies, decks & railings: public access (parking lot side)	Sections 4.2, 4.3	A	A	
7	Storm/screen doors or any other improvements installed by Owners to exterior of Units	Sections 4.2, 4.3	O	A	
8	Windows, frames, panes and caulking around windows in connection with window replacement and repair	Sections 4.2, 4.3	O	A	
9	Exterior door of a Unit (parking lot side)	Sections 4.2, 4.3	O	A	
10	Exterior door of a Unit (parking lot side) - electronic locks	Sections 4.1, 4.4	A	A	
11	Patio/balcony doors	Sections 4.2, 4.3	O	A	
12	Garage doors, overhead and man doors	Sections 4.1, 4.4	A	A	
13	Bike hooks in garage (replacement, if required, to be supervised by current management company)	Sections 4.1, 4.4	O	A	
14	Garage, including garage heaters, exhaust fans, dampers & lighting	Sections 4.1, 4.4	A	A	
15	Stairs and railing leading to Units and landings, including tile entries, outside Unit doors.	Sections 4.1, 4.4	A	A	
16	Light fixtures outside Units – repair and bulb replacement	Sections 4.1, 4.4	A	A	
17	Chimney repair and replacement	Sections 4.1, 4.4	A	A	

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18	Flood lights	Sections 4.1, 4.4	A	A
19	Water and/or gas meters	Sections 4.1, 4.4	A	A
UTILITIES				
20a	Utilities, plumbing lines (water & drain/sewer), garbage disposal, ducts, electrical wiring, electric baseboard heaters, heater thermostats, cable/internet, telephone or other fixtures, utilities and lines installed within individual Units which service only that Unit.	Sections 4.2, 4.3	O	A
20b	Utilities, plumbing lines (water & drain/sewer), ducts, electrical wiring, cable/internet, telephone or other fixtures that lie within and/or partially outside the designated boundaries of a Unit, any portion thereof serving only that Unit is a limited common element allocated solely to that Unit. See example at end of document.	Sections 4.2, 4.3	O	A
20c	Utilities, plumbing lines (water & drain/sewer), ducts, electrical wiring, cable/internet, telephone or other fixtures installed within or running through individual Units which service more than one Unit.	Sections 4.1, 4.4	A	A
20d	Utilities, plumbing lines (water & drain/sewer), ducts, electrical wiring, cable/internet, telephone or other fixtures and lines installed outside individual Units, including heating, plumbing, hot water equipment and appurtenances, but serving a single Unit.	Sections 4.1, 4.4	A	A
20e	Utilities, plumbing lines (water & drain/sewer), ducts, electrical wiring, cable/internet, telephone or other fixtures installed outside a Unit which service more than one Unit.	Sections 4.1, 4.4	A	A
21	Shower mixing valves, tub and sink faucets, garbage disposals, toilets.	Sections 4.2, 4.3	O	A
22	Fire suppression sprinkler heads (unless damage resulting from owner negligence and/or misuse such as hanging items from sprinkler head, etc..)	Sections 4.1, 4.4	A	A
23	Gas lines servicing Unit fireplaces	Sections 4.1, 4.4	A	A
Unit INTERIORS				
24	Shower pans and bathtubs.	Sections 4.2, 4.3	O	A
25	Fireplace inserts including associated fireplace logsets	Sections 4.2, 4.3	O	A
26	Fireplace flue repair and replacement.	Sections 4.1, 4.4	A	A
27	Circuit boxes inside a Unit servicing exclusively that Unit.	Sections 4.2, 4.3	O	A

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28	Circuit boxes inside Unit serving more than one Unit.	Sections 4.1, 4.4	A	A
29	Fire suppression sprinklers are a life safety device and are the responsibility of the association should a leak develop. If however the developed leak is the result of owner misuse/abuse as determined by the fire sprinkler service company, then the sprinkler replacement and any associated drywall and/or paint repair would become the owner's responsibility	Examples Letter B	O	O
31	Permanent fixtures including but not limited to ceiling fans, hand rails, cabinets and counter tops, as originally installed by developer or replaced by owner		O	O
32	Appliances including oven, range, refrigerator and disposal.		O	O
33	Interior perimeter walls – finished surfaces.	Section 4.3	O	A
34	Interior perimeter walls – non-finished surfaces.	Section 4.3	O	A
35	Interior non-perimeter walls, ceilings and floors (finished and unfinished surfaces).	Section 4.3	O	A
36	Upper most perimeter ceilings of Units– finished surfaces.	Section 4.3	O	A
37	Upper most perimeter ceilings of Units– unfinished surfaces.	Section 4.3	O	A
38	Floor coverings including carpet, tile, vinyl and hardwood	Section 4.3	O	O
39	Shower or bathtub glass enclosures, bathroom mirrors	Section 4.3	O	O
40	GROUNDS			
41	Grass, trees, shrubbery, flowers and landscaping	Sections 4.1, 4.4	A	A
42	Ground maintenance, including grading	Sections 4.1, 4.4	A	A
43	Private roads, parking lot, sidewalks, curbs, steps, walkways	Sections 4.1, 4.4	A	A
44	Fence around hot tubs	Sections 4.1, 4.4	A	A
45	Sidewalks leading up to buildings	Sections 4.1, 4.4	A	A
46	Gazebo picnic area	Sections 4.1, 4.4	A	A
47	Parking areas, street signs, entry signs	Sections 4.1, 4.4	A	A
48	Irrigation system	Sections 4.1, 4.4	A	A

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	Location and Description	Declaration Reference	Maintenance	Insurance
	OTHER			
46	Dumpster Enclosure and Refuse Removal	Sections 4.1, 4.4	A	A
47	Snow melt system	Sections 4.1, 4.4	A	A
48	Snow Removal	Sections 4.1, 4.4	A	N/A
49	Sewer Service	Sections 4.1, 4.4	A	N/A
50	Water Service	Sections 4.1, 4.4	A	N/A
51	Any improvement or installation installed by Owner and not otherwise listed		O	O
52	Common elements depicted on the Map or described in the Declaration and not otherwise listed	Sections 4.1, 4.4	A	A

Notes:	
a	A utility (or other object) is "within a Unit" when such utility or object enters the drywall of a perimeter wall or ceiling of a Unit or when such utility or object passes through the subfloor.
b	If maintenance or repair (including mold remediation) is required to any component normally maintained by the association (including mold remediation), which results from the negligence or intentional act of an owner, such owner shall be responsible for the cost of the maintenance.
c	If maintenance or repair (including mold remediation) is required for any owner maintained component, which is caused by association negligence, the association shall be responsible for the cost of such maintenance or repair.

Examples:	
a	When a shower, bathtub or sink drain becomes clogged and requires a plumber to snake the clog out of the drain pipe, it is the owner's responsibility as it occurred in the limited common element pipe servicing only that Unit. If however, the clog occurred in the mainline drain (servicing multiple Units) then it would become the association's responsibility. The plumber should be able to determine where the clog lies.
b	Fire suppression sprinklers are a life safety device and are the responsibility of the association should a leak develop. If however the developed leak is the result of owner misuse/abuse as determined by the fire sprinkler service company, then the sprinkler replacement and any associated drywall and/or paint repair would become the owner's responsibility
c	Cable and internet are an association contracted service. Cables, cable boxes and wireless routers located within the Unit are however the responsibility of the owner. Any issues resulting from cables running within the walls shall be the responsibility of the association (via cable/internet provider).