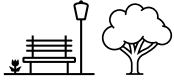


GRANDVIEW ACRES

COMMON AREA MAINTENANCE VS. UNIT MAINTENANCE



Grandview Acres Management Committee/Association shall repair and maintain (manage) all common areas and facilities as such in the survey map- these include:

- ALL FOUNDATIONS, COLUMNS, GIRDERS, BEAMS, FLOOR JOISTS, SUPPORTS, PERIMETER WALLS, ROOFS, AND ANY ENTRANCES AND EXITS WHICH ARE DESIGNATED FOR THE USE OF MORE THAN ONE ONE
- PARKING SPACES
- ACCESS ROADS (EXCEPT ALL THOSE PARTS OR PORTIONS LABELED AS GRANDVIEW DRIVE, QUINCEY AVENUE, JACKSON AVENUE, GRAMERCY AVENUE, AND 39TH STREET WHICH ARE PUBLIC STREETS AS DEDICATED IN ORIGINAL PLAT
- WALKWAYS
- PEDESTRIAN SIDEWALKS
- LANDSCAPE AND PLANTING AREAS
- STREETLIGHTS
- OTHER COMMON FACILITIES AS SHOWN ON PLAT



LIMITED COMMON AREA AND FACILITIES:
COMMON AREAS DESIGNATED IN THE MAP AS RESERVED FOR THE USE OF A CERTAIN UNIT(S), TO THE EXCLUSION OF OTHER UNITS.

- EACH UNIT OWNER SHALL, AT ITS OWN COST, KEEP THE LIMITED COMMON AREAS DESIGNATED FOR EXCLUSIVE USE IN CONNECTION WITH HIS UNIT IN A CLEAN, SANITARY AND ATTRACTIVE CONDITION AT ALL TIMES.
- EXISTING SHEDS AND PATIOS AS SHOWN ON THE PLAT SHALL BE LIMITED COMMON AREA TO THE UNIT SO INDICATED ON THE PLAT

"Is this the HOA's responsibility to repair and maintain or the owners?"



Unit / Homeowner

Each owner shall at his/her own cost and expense, maintain, repair, replace, paint, repaint, tile, wallpaper or otherwise refinish and decorate the unit as:

- MECHANICAL EQUIPMENT AND APPURTENCES LOCATED WITHIN ANY ONE UNIT, OR LOCATED WITHOUT SAID UNIT BUT DESIGNED TO SERVE ONLY ONE (1) UNIT, SUCH AS-
- APPLIANCES, (INCLUDING DISHWASHER GARBAGE DISPOSAL, RANGE, REFRIDGERATOR, FURNACE, EXHAUST FANS, AIR CONDITIONERS, WATER HEATER, AND GAS BROILER)
- ELECTRICAL SYSTEM FROM THE BREAKER PANEL TO AND INCLUDING ALL OUTLETS, RECEPTACLES SWITCHES AND LIGHT FIXTURES
- AIR CONDITIONING COMPRESSORS AND OTHER AIR CONDITIONING APPARATUS, FIXTURES AND THE LIKE
- ALL WATER LINES FROM THE POINT THEY ENTER A UNIT AND INCLUDING ALL PLUMBING FIXTURES, (I.E. SINKS, BASINS, TOILETS, ETC)
- ALL DOORS, HINGES AND FRAMES
- ALL WINDOWS, SLIDING GLASS DOORS AND SCREENS