PHYSICAL PLANT RESPONSIBILITIES
PHASE/DIVISION or UNIT OWNER ?

The following is from the new Washington State Condo Law and does not automatically apply to Glen Acres:

WCA 64.34.328 Upkeep of Condominium. Except to the extent provided by the Declaration, the Association is responsible for maintenance, repair and replacement of the common elements, including the limited common elements, and each unit owner is responsible for maintenance, repair and replacement of their unit.

Who owns what, does not necessarily define who maintains something.

The unit owner owns: "interior surfaces of the units perimeter walls, bearing walls, floors, ceilings, windows & window frames, doors and door frames, and trim, and includes both the portions of the building so described and the airspace so encompassed."

The Association owns" all land and property not within the unit described above. Some is limited to use by only the residents of one unit.

Who owns what does not define who sets maintenance standards.
The Association sets <u>all</u> maintenance standards, with guidance from the governing documents.

Who insures what is different than who owns what, and does not define who is responsible for maintenance. ie. In a fire the Association's policy would replace each unit in the same condition it was in when the Developer sold it to the first buyer, plus any upgrades that are on file in the management office.

What the **individual owner <u>must</u>** maintain is defined in Section 14 of the Declarations under <u>Owner's Obligation to Repair</u>

Items Not Defined (problem regarding insurance reimbursement and budgeting)

Ducts, conduits, pipes, wires, etc. that service only one
     unit, from the connection with the common line to the
     connection with a fixture:
Windows: Owner's Responsibility
Enclosed Lanaii's: Owner's Responsibility
Doors: Management Committee's Responsibility
Mail Box Locks: Owner's responsibility. Bill's Maintenance
     Company will provide new lock & key for approximately
     $30. or a locksmith can be called.