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OWNERSHIP AND MAINTENANCE RESPONSIBILITIES

On July 23, 1979, the Board held a special meeting to define and delineate responsibilities of ownership and maintenance in the community. In short, because of past questions, it has become important to determine who owns what and who is responsible for repairing what. To help resolve these issues, the Board received the advice of an attorney in addition to the advice of the Management Agent, Abaris Real Estate Management.

Preliminarily, it is important to note that, in general, each co-owner owns their own home inside and outside, except for the roof shingles, gutters, and common plumbing. Co-owners are not tenants, and the Council of Co-owners is not a landlord. Each co-owner truly is a homeowner. In the simplest sense, the common ownership feature of our condominium community is most appropriately applicable to the common ownership of the land the limited and general common elements for the most part. Therefore, most repairs and maintenance dealing with the buildings are each co-owner's responsibility, while most of the repairs, maintenance or improvements of the common elements are the responsibility of the Council of Co-owners, **unless repairs are required due to a co-owner's neglect or fault.**

There are exceptions and gray areas to this general rule; therefore, the following list will help clarify most of the responsibility questions you may have.

Item	Legal Character of Item	Responsibility for Maintenance and Repairs
Building		
1. Roof shingles ridge vents	General Common	Council of Co-Owners
2. Roof, roof support structure, and roof fans (housing)	Limited Common	Council of Co-Owners
3. Roof fans (motor)	Individually Owned	Co-Owner
4. Drainage, gutters, splash-blocks	General Common	Council of Co-Owners
5. Windows, doors (storm and sliding glass)	Individually Owned	Co-owner, except for painting of entrance door
6. Plumbing	Individually Owned	Co-Owner, except for common plumbing*
7. Common plumbing* and outdoor spigots (spigot only - does not include associated plumbing)	General Common	Council of Co-Owners
8. Electric elements including outside sockets	Individually Owned	Co-Owner

Item	Legal Character of Item	Responsibility for Maintenance and Repairs
9. Heating and cooling elements and system	Individually Owned	Co-Owner
10. Foundation and walls including water proofing thereof	General Common	Council of Co-Owners
11. Balconies and patios	Limited Common	Council of Co-Owners
12. Home address numbers and exterior lights	Individually Owned	Co-Owner
13. Painting (exterior) shutters, trim, windows, doors, cinder block exposures (cosmetic repainting)	Individually Owned	Council of Co-Owners paints and has sole discretion to control paint colors
14. Window and door trim	Individually owned	Co-Owner (Council maintains paint on trim and controls colors of trim and siding)
15. Vent pipes	Individually Owned	Co-Owner
16. Aluminum or vinyl siding	General Common	Council of Co-Owners
Grounds		
1. Parking lots and roads	General Common	Council of Co-Owners
2. Common grassy areas (e.g. landscaping, seeding)	General Common	Council of Co-Owners
3. Front lawns/rear lawns	Limited Common	Council of Co-Owners (co-owner has duty to maintain in good condition and not damage or injure its appearance)
4. Dumpster areas and pads	General Common	Council of Co-Owners
5. Concrete: a. Porch, patio, front steps b. Sidewalks, curbs, leads	Limited Common General Common	Council of Co-Owners Council of Co-Owners
6. Pool and pool house	General Common	Council of Co-Owners

Co-owners should note that although they own and are responsible for items such as siding and roofs, the council maintains insurance to cover repairs of such items if damaged by insured hazards, subject to the deductible the co-owner would have to pay (Please contact the management company for the current deductible). If, however, the insurance coverage is not applicable, the co-owner would be responsible for the entire cost of repairing or maintaining the item.

** - Common plumbing includes plumbing pipes/conduits outside the unit or “which are utilized for or serve more than one condominium apartment unit” (Master Deed - B (4) “Exclusions from and*