

## OWNER/ASSOCIATION MAINTENANCE RESPONSIBILITIES

Maintenance of the Common Elements, as defined in the Declaration, is the responsibility of the Association. These include, but are not limited to: the building exteriors, roofs, lawns, trees, shrubs, recreational facilities and boilers.

Each homeowner is responsible for maintaining the interior of his or her condominium unit including the floor and wall coverings. The owner shall do no act or work which will modify the structural soundness of the building or alter its exterior appearance.

All repairs of internal installations of the units, such as water faucets, light fixtures, electrical outlets and switches, plumbing fixtures, zone valves, fan motors, thermostats, telephone wiring, doors, windows, screens, electrical equipment, kitchen cabinets and appliances shall be at the homeowners expense. The repair, maintenance and replacement of all heating and air conditioning equipment inside the unit is the responsibility of the homeowner. If such repairs require turning off any building utility systems, you must first schedule this work with the Resident Manager 48 hours in advance. Any costs incurred by the Association in turning off such utilities shall be borne by the homeowner requesting the turn-off.

Although the Atrium Condominium Association is responsible for and maintains the Common Elements of the building, several parts of the building systems are the responsibility of individual homeowners to maintain.

**Plumbing** Homeowners are responsible for water supply and drain lines from their plumbing fixtures to the point where the pipes connect with a building main line. A main line is one which serves more than one unit. For example: the P-traps under sinks, bathtubs and shower stalls are the responsibility of the owner of the sink or tub whether or not they are accessible by the homeowner. Most tub and shower stall P-traps must be reached by cutting a hole in the ceiling of the unit below. It is the responsibility of the owner of the P-trap to keep it in good repair and to repair any damage it may have caused to other unit owners. Most units have main shut-off valves for all the bathroom fixtures located inside the wall under the vanity counter. After using these valves, make sure you re-tighten the packing nut under the handle as they tend to leak after being used. Kitchen faucets and dishwashers can be isolated by the cutoff valves under the kitchen sink. If these cutoff valves do not work and need replacing, all of the water to the building must be shut off and drained out. This work must be scheduled two days before hand with the Resident Manager so other residents can be notified.

**Sewer Backups** Backups occur when the drains become plugged with inappropriate material. Do not put fibrous foods through your garbage disposal such as onion skins, banana peels, artichokes, etc. Do not pour grease down the sink either. Toilets are not to be used for flushing sanitary napkins or tampons no matter what the package says. Paper towels do not disintegrate in the toilets like toilet paper does. If a backup occurs, call the Resident Manager or the Property Manager. They will have a sewer service make an appointment with you to come out and clean the sewer line. If the cause of a sewer blockage can be traced to one particular resident, that unit will pay for the cost of the cleanout. If the blockage is found in a main line and cannot be traced to an individual resident, the Association will pay the cost. In the event a main line blockage causes damage to a unit, the Association's responsibility is limited to cleaning out the sewer line, cleaning the carpeting or floor in the affected area and repairing or replacing damaged drywall and baseboard. The Association is not responsible for damage to cabinets or other personal property of the residents. Each resident should check with their personal insurance carrier for coverage in those events.