

Birchwood Commons Responsibility Breakdown

What is a Common Element: Common Elements as described in Birchwood Commons Declaration documents is anything that can be seen from outside of the condominium. Generally it is considered to be for use or access of all members of the community. It is the Associations financial responsibility to maintain and repair. It is generally covered by your common fees.

What is a limited Common Element: This again is things viewed from outside the unit but includes things that pass through the exterior walls. It is things that are for exclusive use by a unit owner but still is an Association responsibility to maintain and repair.

What is a Unit: a unit is defined as all things that are within or visible from within a condominium and includes any items that provide exclusive use to that unit. All Items that are defined as part of the Unit is the unit owners responsibility to maintain and repair.

Master Policy: The Master Policy is the condominium associations Master Insurance Policy. In the event of a disaster, fire, or other damage that destroys part of or all of the Condominium the Master Policy comes into play and is the first to pay for all damages. In the event of such damage the Unit would be restored to original condition including all of the items listed below. Birchwood has a Policy with Betterments clause meaning you would get your unit back the way it was complete, provided you can prove what was installed with in the unit. Take Pictures and keep copies of all receipts for any and all Improvements you do to your unit. Store on the WEB or alternate location.

Item or Location	Common Element	Limited Common Element	Unit Owner Responsibility	Section or Location information can be found
Appliances within unit including light fixtures and ceiling fans			X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Basement Floor			X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Bathroom fixtures with in unit			X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Beams (Wood)			X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Breakers and all electrical switches			X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Cable or satellite wires			X	Article IV section 5.1 sub section c. of Declarant
Ceilings			X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Chimney			X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Concrete walls Inner unfinished			X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Conduits situated in perimeter walls of unit serving only that unit			X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Deck walls partitions Exterior		X		Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Door bells exterior		X		Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Door bells interior system			X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Door Steps		X		Article IV section 5.1 (b) of Declarant
Ducts situated in perimeter walls of unit serving only that unit			X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Electrical outlets exterior Serving that Unit		X		Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Electrical outlets Interior			X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Entrance drive ways	X			Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Entrance signs	X			Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Exterior Doors		X		Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Exterior doors		X		Article IV section 5.1 (b) of Declarant
Exterior light fixtures		X		Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Exterior siding of buildings	X			Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Exterior water shut off valve		X		Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Finished Flooring			X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Fire Alarms			X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Fireplace			X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Floors			X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Flue / Damper/ Fire Box			X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)

Grass areas lawns	X		Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Gutters	X		Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Heating and Cooling systems		X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Inner Studs interior walls Unfinished		X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Interior trim Wood windows and doors		X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
landscaping	X		Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Light Poles and lights	X		Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Light switches		X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Main water shut off valve for unit interior		X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Outlets on poles in parking lots	X		Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Paint		X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Parking lots	X		Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Parking space		X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Pipes situated in perimeter walls of unit serving only that unit		X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Pipes that go through walls of one unit to service another unit or go through outer walls of unit		X	Article IV section 5.1 (a) of Declarant
Porches or decks		X	Article IV section 5.1 (b) of Declarant
Roofs	X		Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Sewer Lines that are in basements that are the outgoing lines to main sewer connection		X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Sheet Rock Plaster board		X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Shut off water valves to bathrooms and kitchen sinks		X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Shutters		X	Article IV section 5.1 (b) of Declarant
Sky Lights		X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Stoops concrete		X	Article IV section 5.1 (b) of Declarant
Telephone lines jacks		X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Television cable lines		X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Thermostats		X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Tile		X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Toilets, flanges, wax seals		X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Trees Shrubs	X		Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Tubs, Showers drains and pipes and controls		X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Wallpaper		X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Walls		X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Water heaters		X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Water shut off valves interior for water heater		X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Window Frames		X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Window Glass from Breakage		X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Window Locks and hinges		X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Windows		X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Wires situated in perimeter walls of unit serving only that unit		X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Wires or ducts for the perpos of heating and cooling a unit		X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)
Wood Trim		X	Article IV Section 4.3 Unit Boundaries (a) through (iv) of Declaration and 5.1 (a), (b), (c)