

THE DAWSON ON MORGAN MAINTENANCE RESPONSIBILITY CHART

The following is a general listing of those items that are the responsibility of the individual owner and the Association. Should you have a specific question regarding this listing, please contact the Management Company for clarification.

Maintenance Item	Responsible Party	Comments/Reference
Balcony Repairs (Structural)	HOA	
Balcony Doors	HOA	
Storage Closets (Storage Room and lockers)	HOA	
Elevators	HOA	
Exterior Building Lights	HOA	
Common Area Building Surfaces	HOA	
External Phone Lines	HOA	
HVAC Replacement & Repairs – Unit specific	HOMEOWNER	Article V, Section 5 (c) Any portions of the heating, ventilating, and air conditioning systems including fans, compressors, return air grills, thermostats whether located inside or outside the designated boundaries of a unit, shall be Limited Common Elements.
Duct Cleaning/Maintenance	HOMEOWNER	Article V, Section 5.2 (a) Those portions of chute, flue, duct, wire, pipe for water or sewer, conduit, load bearing wall, load bearing column, or any other fixture lying partially within and partially without the designated boundaries of a unit, BUT SERVING EXCLUSIVELY THAT UNIT...shall be Limited Common Element allocated exclusively to that unit.
Insurance – Building Exterior, Property, Liability & Fidelity	HOA	
Insurance – Individual Unit	HOMEOWNER	
Interior Unit Doors	HOMEOWNER	
Interior Common Stairwells & Corridors	HOA	
Interior Building Lights (Common Areas)	HOA	Hallways and Stairwells
Interior Walls – Individual Unit	HOMEOWNER	
Mailboxes (Structures)	HOA	
Mailbox Keys	HOMEOWNER	
Parking Areas (Maintenance)	HOA	
Plumbing - Unit	HOMEOWNER	Article V, Section 5.2 (a) Those portions of chute, flue, duct, wire, pipe for water or sewer, conduit, load bearing wall, load bearing column, or any other fixture lying partially within and partially without the designated boundaries of a unit, BUT SERVING EXCLUSIVELY THAT UNIT...shall be Limited Common Element allocated exclusively to that unit.
Plumbing - Common Area	HOA	
Roof Repairs & Replacements	HOA	
Security System (Building)	HOA	
Trash Compactor and Trash Pick-Up	HOA	
Termite Bond	HOA	
Window Screens	HOMEOWNER	Architectural approval needed for replacements
Windows – Replacement	HOA	
Window Cleaning (Exterior)	HOA	