

**MAINTENANCE, REPAIR AND INSURANCE RESPONSIBILITIES
FOR
TOPAZ AT THE MALL CONDOMINIUM ASSOCIATION**

The intent of this document is to preliminarily identify the party obligated to maintain and insure the various items listed below pursuant to the Condominium Declaration for Topaz at the Mall recorded on August 20, 1982 at Reception Number 2196810 in the office of the Arapahoe County Clerk and Recorder. As such, **this chart does not analyze obligations that might arise from negligence or other tort theories, if there are any extenuating circumstances it is prudent to discuss how those circumstances might affect the accuracy of the charts with the Association's legal counsel.**

Note: Section 6.2 reallocates the cost of the Association's maintenance obligation in the event the need for maintenance is caused through or by the negligent or willful action or omission or misconduct of the Owner, the Owner's agents, employees, guests, customers, or invitees. This provision does not mean that the Owner is responsible to repair it means the Association performs the repair and bills the Owner for the cost.

	Maintenance Responsibility		Insurance	
	Association	Owner	Association	Owner
Building Exterior				
Exterior Building Structure	6.1(b)		8.1(a)	
Interior Building Structure (Common Elements)	6.1(a)		8.1(a)	
Siding	6.1(b)		8.1(a)	
Paint/Replacement of Siding and Trim	6.1(b)		8.1(a)	
Roof Shingles and Underlay	6.1(b)		8.1(a)	
Gutters and Downspouts	6.1(b)		8.1(a)	
Patios, Balconies, Porches Repair and Replacement	6.1(a) Repair & improvement	6.1 Maintenance, clean & attractive	8.1(a)	
Windows, Frames, Glass		6.1(b)	8.1(a)	
Exterior Doors	6.1(a)		8.1(a)	
Chimney Repair and Replacement	6.1(b)		8.1(a)	
Siding, Paint, Roof, Gutters and Downspouts of Carports ¹	6.1(b)		8.1(a)	
Exterior Stairs	6.1(a)		8.1(a)	

	Maintenance Responsibility		Insurance	
	Association	Owner	Association	Owner
Utilities				
Utilities Exterior	6.1(a)		8.1(a)	
Utilities Within a Unit Serving more than one Unit		6.1(a)	8.1(a)	
Air Conditioners and AC Equipment within the Unit If installed by the Developer		6.1(a)	8.1(a)	
Furnace Within Unit		6.1(a)	8.1(a)	
Water Heaters Within Unit		6.1(a)	8.1(a)	

Unit Interiors	Maintenance Responsibility		Insurance	
	Association	Owner	Association	Owner
Furnishings, carpet, appliances, permanent fixtures if installed by the Developer		6.1(a)		8.1(a)
Cabinets		6.1(a)	8.1(a)	
Interior walls unfinished surface in		6.6	8.1(a)	
Ceilings, unfinished surface down		6.6	8.1(a)	
Floor coverings including carpet, tile, vinyl and hardwood		6.6	8.1(a)	
Subflooring	6.1(a)		8.1(a)	
Grounds				
Fences, patios, decks, balconies or yards (Common Elements)	6.1(a)		8.1(a)	
Snow Removal	6.1(a)		N/A	
Private Roads, Streets, Drives, Sidewalks, Steps, Walkways	6.1(a)		N/A	
Mailboxes	6.1(a)		8.1(a)	
Recreational Facilities	6.1(a)		8.1(a)	
Common Elements				
Common Elements depicted on the Map or described in the Declaration and not otherwise listed	6.1(a)		8.1(a)	