

Owners' Maintenance Responsibilities

Beaverdam Run's **Declaration (Section 4.2)** identifies a Unit's boundaries in a technical manner that is typically shortened to: "the interior portions of the home, including the attic, garage and crawlspace (if present)". However, other areas of the Declaration and various other documents identify additional maintenance responsibilities. This memo is an attempt to provide owners with document names and section references that may be easily overlooked or have been interpreted by the BRCA Board.

It's important to note that this is **not** a complete listing, but covers a majority of the areas for which an owner is responsible, including any alteration to the Limited Common area around a Unit that is **not** provided to all units.

The **Declaration (Sections 11.3 and 12.5)** makes clear that Owners are responsible for the maintenance of internal transmission lines (electric, telephone, cable, water, sewerage and other utilities) and systems exclusive to the Unit (heating and air conditioning, all parts of windows and doors, glass, and other components/accessories) or not provided to all Units. **Section 12.5** includes many **exterior fixtures** (lighting, water faucets, electrical outlets, intercom equipment, satellite dishes, sump pump or furnace discharge lines, etc.) and their wiring. However, the Association is responsible for the three light fixtures (and bulbs) above the garage door.

Lastly, the **Declaration (Article 15)** provides that an owner assumes all responsibilities for maintenance, repair, or replacement for any changes/additions to the Unit or the Limited Common Elements (the area immediately around the Unit) made by the current (or any previous) owner. Some of these changes required an approved Alteration Request or an approved Landscape Alteration Request. The Board at the owner's expense may remove unapproved alterations.

Upon sale, all alterations (approved or otherwise) **become the responsibility of the new owner.**

The **Beaverdam Run Handbook** contains other Unit owner responsibilities:

Rules and Regulations

Section 2: Alterations

Building Maintenance Policy & Guidelines

Section 8.8.5: Crawlspace Insulation

Section 8.10.5: Attic Insulation

Section 9.1: Common Alteration Items

Section 9.2: Other Alterations

Section 9.3: Stains and Paints

Landscape Policy and Guidelines

Sections 11 & 12: Ponds, Water Features, Underground Irrigation Systems

Section 18: Steps, stepping stones and/or walkways to rear or lower level of Unit

Section 19: Sidewalk edging