

MILL CREEK CONDOMINIUM ASSOCIATION (MCCA)

Living in a condominium community may be a new way of life for many of us. We all want our experience to be pleasant and rewarding. We ARE the Association, and, therefore, we must work together to preserve the well being of our community. To achieve this, however, we have to know what to expect from our Association and what our individual responsibilities are.

Below is a list to help clarify the items the Association is responsible for and those items the unit owner must maintain. Although we have tried to make these lists as comprehensive as possible, they may not be all-inclusive.

MAINTENANCE/REPAIR/REPLACEMENT RESPONSIBILITIES OF MILL CREEK CONDOMINIUM ASSOCIATION

1. Utilities for the common elements (for example, water for the sprinklers)
2. All portions of the walls, floors, or ceilings not specifically identified as part of the unit (in other words, the exterior surfaces)
3. Foundations, bearing and shear walls, perimeter walls, beams, columns, and girders to the interior surfaces
4. Pipes, ducts, flues, chutes, conduits, wires, storm and sanitary sewer lines, and lines related to utility and communications service lines but excluding all such outlets
5. Land (incl. landscaping, yards, sprinkler systems, bark dust every two years, replacement of trees and plants, fertilizer, and regular maintenance)
6. Asphalt and concrete: sidewalks, walkways, outside steps to units, streets, curbs, driveways, parking areas, common element entries to units, patios, and walkways (incl. asphalt skim coat and power washes)
7. Retaining walls (incl. rock grouting, repairs, and replacement)
8. Roofs (incl. treatment every 5 years, maintenance, and replacement of our roofs that have a life of 10-22-years)
9. Gutters, downspouts, drains (maintenance, cleaning, repair, and replacement)
10. All decks, including second-story wood decks
11. Siding and brick facades (incl. cleaning, repairing, and sealing)
12. Caulking inspection and replacement
13. Paint: structures, siding, trim, exterior garage doors, and hand railings

14. Handrails, stairs, decks, outside entryways up to front doors, patios, walkways, and porches: staining, power washing, sealing, replacing, and repairing
15. Light fixtures (porches, patios, exterior garage light fixtures, and light bulbs for exterior photo sensor light fixtures only)
16. Fences: painting, repairing, sealing, and replacing
17. Signage (Mill Creek signs, street signs, traffic/parking regulatory signs)

References: Bylaws 5.2, 7.1 and Declaration, Stage 1, 4.3; 5.1; 5.2; 5.3; 5.4; 6.1; 6.2.

MAINTENANCE/REPAIR/REPLACEMENT RESPONSIBILITIES OF UNIT OWNERS

1. Windows (exterior and interior, incl. window frames and the washing of windows)
2. All doors (incl. exterior doors and door frames)
3. Furnaces, water heaters, plumbing, heating, and air conditioning fixtures
4. Garages, "without limitation" (incl. garage door mechanisms, garage interior, and automatic garage door openers – does not include painting the exterior of the garage door)
5. All fans and fireplaces
6. Telephones
7. Light bulbs in exterior light fixtures (porches, patios, etc.) with the exception of the photo sensor light by the garage of each unit
8. Electrical outlets (interior and exterior) and interior lighting fixtures and lamps
9. Blinds and other window treatments
10. Refrigerators, dishwashers, ranges, garbage disposals, microwaves, and other appliances and accessories that may be in or connected with a unit
11. The interior surfaces of the unit's perimeter and bearing walls, floors, ceilings, and trim
12. All lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, finished flooring, and any other materials that are part of the interior finished surfaces, except those portions of the walls, floors, or ceilings that materially contribute to the structural or shear capacity of the unit

13. All spaces, nonbearing interior partitions, fixtures, and improvements within the unit
14. All outlets of utility and communications service lines (incl. power, light, gas, hot and cold water, heating, refrigeration, air conditioning, waste disposal, security, cable television, and telephone) within the boundaries of the unit excluding any part of such lines or ducts themselves
15. Maintenance of all limited common elements that pertain to the unit (yards, patios, decks, driveways, walkways, etc.) in a safe, neat, clean, and sanitary condition
16. Maintenance of unit in good order, condition, and repair (incl. redecorating, interior painting and staining that is necessary to maintain the good appearance and condition of the interior of the unit)
17. Payment of a \$500 deductible if the Association files an insurance claim regarding damage to the exterior of the unit.

References: Bylaws 7.1; 7.2; 7.3; 8.1 and Declaration, Stage 1, 4.3.