

The Pointe At Island Lake Condominium Association

Responsibility Matrix

	Association			Co-owner			Notes
	Repair	Replace	Maintain	Repair	Replace	Maintain	
General Common Elements							
Land							
roads	X	X	X				
parking areas	X	X	X				
sidewalks	X	X	X				
landscaped areas	X	X	X				
wetland areas	X	X	X				
woodland areas	X	X	X				
Electrical							
wiring	X	X	X				up to point of connection with outlets
meters	X	X	X				
fixtures				X	X	X	
plugs				X	X	X	
switches				X	X	X	
outlets				X	X	X	
exterior outlets				X	X	X	
Circuit Breakers				X	X	X	
Gas							
transmission lines	X	X	X				up to point of connection w/ fixtures
Water							
distribution system	X	X	X				up to point of entry or connection
fixtures				X	X	X	
meters	X	X	X				
Common sprinkling system	X	X	X				
Common Sprinkling controls	X	X	X				
Fire Hydrants and equip.	X	X	X				
Sanitary sewer							
Sanitary Sewer System	X	X	X				Up to point of entry or connection
fixtures				X	X	X	
Plumbing							
Plumbing Network	X	X	X				Up to the point of connection
Fixtures				X	X	X	Includes shut-off valves, rings, washers
Telecommunications							
cable	X	X	X				Up to the point of connection
telephone	X	X	X				Up to the point of connection
Other	X	X	X				Up to the point of connection
Construction							
Exterior Walls	X	X	X				
Roofs	X	X	X				
Furnace Chimneys	X	X	X				
Foundations/support columns	X	X	X				
perimeter walls	X	X	X				not including windows or doorwalls
Site Lighting							
Wiring	X	X	X				
Fixtures	X	X	X				
Posts	X	X	X				
Meters	X	X	X				
Utility and Drainage Easements	X	X	X				

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	Association			Co-owner			
	Repair	Replace	Maintain	Repair	Replace	Maintain	
General Common Elements							Notes
Recreational Facilities							
Two gazebos	X	X	X				
Clubhouse	X	X	X				
Swimming Pool	X	X	X				
Irrigation System	X	X	X				
Mail Boxes and stands	X	X	X				
	Association			Co-owner			
	Repair	Replace	Maintain	Repair	Replace	Maintain	
Limited Common Elements							Notes
Porches				X	X	X	
Patios				X	X	X	
Balconies				X	X	X	
Entry Decks				X	X	X	
Garages							
Doors	X	X	X				
Exteriors	X	X	X				
Roofs	X	X	X				
Garage Door Openers				X	X	X	
Interior Areas				X	X	X	
Garage Concrete Floor				X	X	X	
Storage Areas	X	X	X				
Mechanical Rooms	X	X	X				
Exterior stairways	X	X	X				
Fireplace combustion chamber				X	X	X	
Driveways	X	X	X				
Heating, ventilation and air conditioning				X	X	X	
A/C compressor				X	X	X	Concrete pad assoc. resp.
Entry doors							
Exterior	X	X	X				
Interior				X	X	X	
Appliances				X	X	X	
Windows				X	X	X	
Door walls				X	X	X	
Screens				X	X	X	Including tracks Including related hardware