

**Quail Run Owners Association**  
**Financial Responsibility Matrix**  
 Visual Interpretation of Bylaws  
 01/17/2022

**Note:** This reference guide is a tool to help you quickly access the Master Deed, Bylaws, and Amendments—**which are always the governing documents**. Complexities exist beyond this simplified guide. For example, where replacement is required due to catastrophic loss or damage, the Association is required to insure “basic internal elements” (floors, ceilings, interior walls, and doors) which otherwise would not be maintained by the Association. Such nuances are beyond the scope of this reference guide; as such this document remains silent on “replacement” responsibilities for owners (though you may see the term where Association has clear obligation under all circumstances).

Item	Details/Comments	Assoc.	Owner
<b>Air Conditioning</b>	interior/exterior components		owner
<b>Appliances</b>	stove, refrigerator, microwaves, etc.		owner
<b>Cable TV</b>			owner
<b>Ceiling Fans</b>	fixtures and wiring		owner
<b>Decks</b>	assigned to co-owner expense by 1st Amend to Amend MD/BL 2.2.1 “maintaining, repairing, replacing”		owner
<b>Doorbells</b>			owner
<b>Doors, Exterior (including deck doors, excluding storm doors)</b>	maintenance and repair (upgrades and storm doors are at owner's cost)	assoc	
<b>Doors, Storms (exterior)</b>	Addition, maintenance, repair		owner
<b>Doors, Interior of Unit</b>	Maintenance, repair and finishing including hardware (includes interior door to garage)		owner
<b>Driveways</b>	limited common element, exclusive: repair, replacement, snow/ice	assoc	
<b>Electrical Breaker Panel</b>			owner
<b>Electrical Receptacles, Exterior</b>		assoc	
<b>Electrical Upgrades, Interior of Units</b>	maintenance, repair		owner
<b>Fireplace</b>	inserts, gas valves, logs		owner
<b>Furnace (including thermostats)</b>	maintenance, repair		owner
<b>Garage (interior)</b>	maintenance, repair		owner
<b>Garage Doors (overhead)</b>	track, rollers, springs, door structure (not opener)	assoc	
<b>Garage Door Openers</b>	transmitters, receivers, keypads, opener motor units and equipment		owner
<b>Garbage Disposal, Interior of Units</b>	includes GD and all components to it		owner
<b>Garbage/Rolling containers</b>	Rolling waste containers included	assoc	
<b>Generators &amp; related equipment</b>	Maintenance/install/repair—owner		owner
<b>Gutters and Downspouts</b>	maintenance, repair, and replacement cost (owner may upgrade with leaf guards at own expense)	assoc	
<b>Humidifiers</b>	maintenance, repair		owner
<b>Land (owner's lot)</b>	Limited common element subject to restrictions/covenants		owner
<b>Land (general common)</b>	General common areas are entirely association responsibility, including all landscaping	assoc	
<b>Lawn Mowing</b>	limited common elements, mowing & maintaining grass	assoc	
<b>Landscaping—Owner undertakings</b>	landscaping, trees, shrubs, flowers, or ornamental materials—cost & maintenance (if you buy, you pay, you pay to maintain; approval required) Ref 6.11 of bylaws		owner
<b>Lighting, Exterior</b>	maintenance, repair, and replacement cost (including porches, etc.—light bulbs are not a covered expense)	assoc	
<b>Lighting, General Common Areas</b>		assoc	
<b>Lighting, Interior of Units</b>	maintenance, repair		owner
<b>Lighting, Landscaping</b>	maintenance, repair		owner
<b>Mailboxes</b>		assoc	
<b>Painting, etc., Exterior</b>	includes trim and doors (maintenance)	assoc	
<b>Painting, etc., Interior of Units</b>	Interior of condo unit		owner

