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

Patios, porches, balconies, exterior walls &	Association maintains, repairs, replaces (not including	assoc	
structural elements (including siding) Plumbing, Interior of Units	decks—cleaning is homeowners responsibility) fixtures and valves (toilet, sink, etc.) to wall or floor		OWNOR
Roofs	lixtures and valves (tollet, sink, etc.) to wall of floor		owner
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Satellite Dish	board approval required (18" diameter only)		owner
Screens—Exterior	maintenance and repair/replace of original equipment (note: cleaning is owner responsibility)	assoc	
Security equipment / systems	installation, repair, maintenance, monitoring		owner
Septic Tanks/Drain Fields/Dry Wells	assigned to co-owner expense by 1st Amend to Amend MD/BL 2.2.1 (includes biennial switching of drain fields with diverter valve)		owner
Sidewalks—snow removal	Snow removal		owner
Sidewalks	maintenance, repair		owner
Sidewalk Heaters—if installed	Maintenance, repair		owner
Sidewalk Heaters	utilities		owner
Smoke AlarmsHard-wired	maintenance, repair (batteries are owner maintenance responsibility)		owner
Storm Sewer System	general common elements	assoc	
Utilities & phone/data infrastructure	general common element up to the meter of the unit (not services)	assoc	
Utilities (after meter/box) & costs of svc	Limited common elementsexclusive use and cost of owner		owner
Vents/Exhausts Dryer, Stoves, etc., Interior			owner
Vents/Exhausts Dryer, Stoves, etc., Exterior	exterior portions	assoc	
Water Softeners & Water Heaters	maintenance, repair		owner
Water/Wells/Pumphouses for Irrigation	general common elements	assoc	
Water/Wells/Pumphouses for #1-12 (Pump Rooms #1, #2)	Limited common elements (paid by units #1-12 through well assessment)	assoc	
Water/Wells for units #15 and above			owner
Windows, Exterior	frame, panes, hardware sets (upgrades owner's cost)	assoc	