

FAIRWAYS AT BEAVER BROOK CONDOMINIUM ASSOCIATION, INC.

**Schedule "G"
Allocation of Maintenance Duties Between the
Association and Individual Unit Owners**

Category	Component	Association	Unit Owners
Grounds:			
	Walkways	X	
	Parking Lots	X	
	Roads	X (M.A.) (6)	
	Landscaping	X	
	Storm Drainage System	X (1)	
	Water System	X (1)	
	Sanitary Sewer System	X	
	Site Lighting	X	
Buildings:			
	Roof and Structure	X	
	Support Members	X	
	Entranceways	X	
	Patios/Balconies (See description of units)	X	
Window Frames:			
	Interior		X (2)
	Exterior	X	
Windows/Patio Doors:			
	Repair / Replacement		X (2)
	Cleaning		X (2)
	Storm Doors/Screens		X (2)
Plumbing:			
	Exterior	X (1)	
	Interior		X (2)
	Heating		X (2)
	Air Conditioning		X (2)
Electrical:			
	Interior		X (2)
	Exterior		X (3)
	Doors and Locks		X (2)
	Mailboxes	X (4)	
	Common Elements	X	
	Limited Common Elements		X (2)
Recreation:			
	Tennis Courts	X (M.A.) (6)	
	Pool, if applicable	X (M.A.) (6)	
Insurance:			
	Casualty/Liability	X	X (7)
	Personal Property in Unit		X
Utilities to Units:			
	Water		X
	Electricity		X (3)
	Refuse	X	
	Gas		X
	Sewer		X

Schedule G: Repair and Maintenance Responsibility Matrix

FAIRWAYS AT BEAVER BROOK CONDOMINIUM ASSOCIATION, INC.

Schedule "G" Allocation of Maintenance Duties Between the Association and Individual Unit Owners

- (1) **Water Lines** - All water service, including potable and fire fighting water services, will be provided to the Condominium by the Town of Clinton. Principal mains and service connections to the curb of the main private street will be owned and maintained by the Town of Clinton. Building connections and/or connections which serve more than one (1) unit will be owned and maintained by the Association. Connections which serve only one (1) unit will be maintained by that unit owner.

Sewer Lines - Sanitary sewage disposal service will be provided to the Condominium by the Township of Clinton Sewerage Authority. Piping from the fixtures within the individual units to the connection to the laterals outside the building; i.e., to the first cleanout outside the building will be maintained by that unit owner. Individual building connections and laterals connecting one or more individual units of a building to the primary main will be owned and maintained by the Master Association. The Township of Clinton Sewerage Authority will own and maintain the primary mains.

- (2) Subject to Condominium Association architectural rules and regulations and the By-Laws.
- (3) Exterior lights switched or controlled by unit owner's interior switch shall be the responsibility of the unit owner.
- (4) Exterior cabinetry is the Condominium Association's responsibility; the metal mailboxes are the property and responsibility of the U.S. Post Office.
- (5) Unit owners hold title to their air space and to a percentage of the common property. Therefore, property taxes for that ownership are the responsibility of the unit owner. In its initial design, the Condominium Association owns no real property and therefore is not subject to property taxes.
- (6) The allocation of maintenance duties between the Condominium Association and individual unit owners may be altered from time to time by the Board of Trustees of the Association. The designation "M.A." under the column "Association" in Schedule G refers to the Master Association.
- (7) Liability insurance provided by the Condominium Association is limited in amount and scope of coverage. Unit owners should provide their own liability coverage.