

Park Modern Condominiums

Owner and HOA Maintenance Responsibility Matrix

Purpose & Guidance for Owners

This guide summarizes who is responsible for maintaining, repairing, and replacing common areas, limited common elements, and components inside each unit. It is intended to provide clarity, control costs, and help the Association properly serve the community. This summary is for convenience only—if there is any conflict, the recorded Condominium Declaration for Park Modern Condominiums and applicable law control.

Maintenance Responsibility Matrix

Component	Location / Type	Primary Responsibility	Notes / Declaration Sections
Interior finishes (drywall finish, paint, flooring, cabinets, appliances)	Inside Unit (from finished surfaces in)	Owner	Unit boundaries defined to unfinished walls; finishes are part of Unit (Art. V §5.01(a)); Owner maintains Unit (Art. VI §6.01).
Structural walls, slabs, columns (beyond finished surfaces)	Common structure	HOA	Everything beyond finished surfaces is Common Element (Art. V §5.01(a)); HOA maintains Common Elements (Art. VI §6.02).
Utility lines serving only one Unit (e.g., branch plumbing, electrical within Unit)	Within Unit / exclusive to Unit	Owner	Owner maintains fixtures, improvements, and utility lines/equipment serving only that Unit (Art. VI §6.01).
Utility lines/fixtures serving multiple Units or Common Elements	Shared systems	HOA	Shared portions are General Common Elements (Art. V §5.01(b)); HOA maintains Common Elements (Art. VI §6.02).
Windows and exterior doors (including screens, storms)	Limited Common Element allocated to Unit	Owner (appearance/condition); HOA access as needed	Allocated to the Unit they serve as LCE (Art. V §5.02(f)); Owner maintains LCE serving only their Unit (Art. VI §6.01).

Component	Location / Type	Primary Responsibility	Notes / Declaration Sections
Decks, balconies, patios, porches	Limited Common Elements	Owner (if serving one Unit); HOA (if serving more than one)	Owner maintains LCE serving one Unit (Art. VI §6.01); HOA maintains LCE serving more than one Unit (Art. VI §6.01 para 2). Snow removal on upper decks: Owner within 24 hrs; HOA may perform and charge (Art. VI §6.06).
Roofs and gutters	Building exterior	HOA	HOA removes snow/ice as needed and maintains Common Elements (Art. VI §6.02).
Building façade and exterior	Common Elements	HOA (costs may be allocated by building)	HOA maintains Common Elements (Art. VI §6.02); façade/exterior costs may be assessed to only that building's owners (Art. VI §6.03).
Parking garage, striping, and parking areas (including Parking Space Units and LCE parking spaces)	All parking areas	HOA	All parking spaces and areas maintained exclusively by HOA; costs assessed to Parking Space Unit owners approx. pro rata (Art. VI §6.04).
Storage Space Units (as separate Units)	Designated storage Units	Owner (interior condition); HOA (common areas)	Storage Space Units are Units; Owner responsible inside; HOA for Common Elements (Art. II §2.19; Art. VI §§6.01-6.02).
Common walkways, sidewalks, drives, landscaping, irrigation	General Common Elements	HOA	HOA provides lawn/landscape care, operates irrigation, maintains sidewalks, drives, parking, and removes snow (Art. VI §6.02).
Noise mitigation assemblies (floors/ceilings, common walls)	Between Units / structure	HOA (structure); Owner must not compromise systems	Standards and restrictions on modifications (Art. XII §§12.14–12.16).
Damage caused by Owner, occupants, guests, or negligence	Any	Owner (responsible party)	Owner must reimburse for damage and related losses, incl. attorney fees (Art. VI §6.07; §6.11).
Access for HOA maintenance or emergencies	Units and Common Elements	HOA right of access	HOA may access Units for Common Element repairs or emergencies; related costs allocated per §6.05 (Art. VI §6.05).

Component	Location / Type	Primary Responsibility	Notes / Declaration Sections
Insurance – building and Common Elements to interior bare walls	Association master policy	HOA (master); Owner (interior finishes and personal property)	HOA insures to interior bare walls; Owners insure interior finishes/contents and carry liability (Art. XIV §14.01(a), §14.06).

This document is a plain-language summary. Always refer to the recorded Condominium Declaration for Park Modern Condominiums for definitive obligations and procedures.

Examples for Owners

- **Leaky kitchen faucet:** Owner responsibility to repair/replace because it serves only your Unit (Art. VI §6.01).
- **Water stain on living room ceiling traced to common roof leak:** HOA coordinates roof repair and interior restoration consistent with insurance procedures; allocation per Articles VI & XIV (Art. VI §6.02; Art. XIV §14.04–§14.06).
- **Cracked window pane in your Unit:** As windows/doors are Limited Common Elements serving one Unit, Owner arranges replacement; coordinate specs and any approvals (Art. V §5.02(f); Art. VI §6.01).
- **Snow piled on an upper balcony after a storm:** Owner must remove within 24 hours or arrange with HOA; HOA may perform and charge if not addressed (Art. VI §6.06).
- **Re-stripping of parking spaces in garage:** HOA project; costs assessed to Parking Space Unit owners approx. pro rata (Art. VI §6.04).
- **Renovation replacing flooring on second level:** Owner must maintain integrity of noise mitigation and obtain approvals where required (Art. XII §12.14–§12.16).

Owner FAQs

Q: Who handles a plumbing leak inside my wall?

A: If the line serves only your Unit, you do; if it is a shared/common line, the HOA does. The HOA may help determine source (Art. V §5.01(b); Art. VI §6.01–§6.02).

Q: Can the HOA enter my Unit for repairs?

A: Yes, during reasonable hours or anytime for emergencies to prevent damage to Common Elements or other Units (Art. VI §6.05).

Q: If the HOA fixes something I was supposed to maintain, can I be charged?

A: Yes. After notice, the HOA may perform the work and assess the cost to you (Art. VI §6.08).

Q: Who removes snow?

A: HOA removes snow from Common Elements; Owners must clear upper decks/balconies within 24 hours after the latest accumulation unless arrangements are made (Art. VI §6.02; §6.06).

Q: How are damages I cause handled?

A: You must reimburse for damage to Common Elements or other Units and related losses (Art. VI §6.07; §6.11).

Q: What insurance should I carry?

A: The HOA insures buildings to the interior bare walls. Owners must insure interior finishes, contents, and maintain liability coverage; Association may be named as additional insured (Art. XIV §14.01(a); §14.06).

Q: Who pays for façade/exterior projects?

A: HOA manages; costs may be assessed only to the affected building's Unit Owners (Art. VI §6.03).