

Lake Modern Condominium Association

Owner and HOA Maintenance Responsibilities

This document is intended to clearly outline the maintenance and repair responsibilities of individual Unit Owners versus those of the Lake Modern Condominium Association (HOA). Clear understanding of these roles helps maintain the community, control costs, reduce disputes, and ensure the Association can properly serve all residents. This summary is provided for clarity and convenience and does not supersede the Condominium Declaration, Rules & Regulations, or other Association Documents, which govern in all cases.

Maintenance Responsibility Matrix

Area / Component	Unit Owner Responsibility	HOA Responsibility
Interior finishes (floors, walls, cabinets, countertops)	Maintain, repair, replace	None
Interior plumbing fixtures serving one unit	Maintain, repair, replace	None
Interior electrical outlets, switches, fixtures	Maintain, repair, replace	None
Appliances and HVAC equipment serving one unit	Maintain, repair, replace	None
Windows and exterior doors (Limited Common Elements)	Cleaning and routine care	Repair and replacement
Patios and balconies (Limited Common Elements)	Cleaning, snow & ice removal, furnishings	Structural repair
Fire sprinkler components within unit	Provide access; repair damage caused by owner	Inspection and system maintenance
Roof, foundation, exterior walls, façade	None	Maintain, repair, replace
Common hallways, stairs, entryways, garages	None	Maintain, repair, replace
Landscaping, irrigation, greenbelts	None	Maintain and repair
Snow removal – common areas and roadways	None	Provide snow removal
Assigned parking areas/drive aisles	None	Maintain, stripe, and repair

Examples for Owners

- A leaking kitchen faucet or running toilet inside a unit is the Unit Owner's responsibility to repair.
- If a washing machine hose inside a unit fails and damages common areas, the cost of repair may be assessed to the Unit Owner.
- If a balcony railing or waterproofing system fails due to structural issues, the HOA will coordinate repair.
- Upper-level owners must remove snow and ice from their balconies within 24 hours of accumulation.

Frequently Asked Questions (FAQs)

1. Who determines responsibility if it is unclear?

The Executive Board makes the final determination based on the Condominium Declaration and Association Documents.

2. Can owners perform or hire contractors for exterior work?

No. Exterior and Common Element work must be approved and coordinated by the HOA.

3. What if an Owner fails to maintain their unit or a Limited Common Element?

After notice, the HOA may perform the required work and assess all related costs to the Owner.

4. Does the HOA insurance cover an Owner's personal belongings or upgrades?

No. Owners are responsible for maintaining personal homeowners insurance for contents and improvements.