

GREY CONDOMINIUM CORPORATION NO.41

THE FOLLOWING IS A LIST WHICH OUTLINES THE VARIOUS AREAS OF RESPONSIBILITIES TO THE CONDOMINIUM UNITS IN YOUR CORPORATION, AS SET OUT IN YOUR CONDOMINIUM DECLARATION AND BY-LAWS

ITEM	CONDO CORP.	UNIT OWNER	NOTES
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WINDOWS

Thermal seal gone between glass panes	50%	50%	
Broken window from inside		X	
Broken window from outside			As decided by Board
Hardware replacement/repair		X	
Window inoperable		X	
Hardware repair/replacement (cranks etc.)		X	
Window screen repair/replacement		X	
Window frame rot/replacement	50%	50%	
Window leaking	X		
Window weather stripping replacement		X	
Window cleaning - exterior	X		*optional at Condo. Corp. discretion
Window Well Covering		X	
Skylight leaking	X		
Installation of new window/skylight		X	*must be approved by Condo Corp

DOORS

Front entrance door lock broken/hardware		X	
Installation of special locks		X	*must be approved by Condo Corp & Property Manager must have key
Lost entrance door key		X	
Entrance door adjustment - sticking		X	
Entrance door scratched/dented		X	
Entrance door sill damaged		X	
Storm door screen replacement/repair		X	
Storm entrance door mechanical repair		X	
Sliding glass doors adjustment (rolling)		X	
Sliding glass doors adjustment - hardware repair / replacement		X	
Sliding glass door - screen repair		X	
Sliding glass door thermal seal gone	50%	50%	
Sliding glass door - glass broken - inside		X	
Sliding glass door - glass broken - outside			As decided by Board
Sliding glass door - water leak	X		
Sliding glass door frame rot replacement	50%	50%	
Weather stripping replaced/drafts		X	

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EXTERIOR - COMMON ELEMENTS

Cleaning of oil/rust spots from owners vehicles		X	
Repair/replacement asphalt drives/paths	X		
Repair/replacement concrete entrance pads	X		
Loose garbage/debris of owner		X	
Loose garbage/debris cause unknown	X		
Trees, shrubs, lawns	X		
Flower beds, planting, weeding, watering	X		
Entrance decks refurbish/repair	X		
Stone patio replacement	X		
Stone patio enlargement		X	with approval from Board
Rear wood patio decks		X	
Trees/bushes/plants - addition by homeowner		X	with approval from Board
Watering of lawn areas		X	

EXTERIOR SERVICES

Light standards, light bulbs, photocells	X		
Patio, front entrance light bulbs		X	
Patio, front entrance light fixtures	X		
Natural Gas supply to exterior meter			GAS COMPANY
Water lines - from drywall to street	X		
Sanitary sewer service to 1st clean out	X		
Parking/walkway pole lights, bulbs, photocells	X		light bulbs included in maintenance contract
Exterior water taps	X		
Electrical service-service of unit only from meter base		X	

INTERIOR SERVICES

Phone, cable & electrical service within units		X	
Gas supply within units		X	
Water lines from drywall into unit		X	
Plumbing fixtures ie. toilets, sinks etc		X	
Clogged drains within units		X	
Electrical panels, breakers, wiring, fixtures receptacles/switches etc.		X	
Dryer exhaust duct work		X	
Hot water tanks		X	
Water softeners		X	
Sanitary sewer service from 1st cleanout to plumbing fixtures		X	
All heating, ventilation systems		X	

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EXTERIOR FINISHES/FIXTURES

Wood siding repair/replacement/staining	X		
Wood trimwork/balconies repair/replace/stain	X		
Metal drip flashing	X		
Eavestrough - cleaning & repair	X		
Window and door frames	X		
Exterior caulking	X		
Roof sheathing, shingles	X		
Roof venting	X		
Chimney inspections, cleaning (wood burning)		X	Corporation arranges
Chimney caps, screens	X		

INTERIOR FINISHES/FIXTURES

Drywall joint separation		X	
Cracks in ceiling/walls		X	
Water damage - from roof leak	X		
- from plumbing fixture leak		X	
- from pipe leak within unit		X	
- from frozen pipe burst in unit		X	
Carpet/resilient flooring/ceramic tile		X	
Paint, wallpaper, carpet		X	
Kitchen cabinet, vanities/countertops		X	
Zero clearance fireplace, insert, grates			
fireplace doors/repair/replacement		X	
Interior door repair/replacement		X	
Interior caulking		X	
Interior trimwork		X	

MISCELLANEOUS

Appliances		X	
Air conditioners		X	
Insurance - Common elements	X		
Insurance - contents and finishes		X	
Pest control - bee/hornet nests	X		
Pest control - mice in units		X	
Pest control - racoons in attics	X		
Pest control - ants in unit		X	
Fireplaces (including flue)		X	
Towing of illegally parked vehicle			Vehicle owner
Leins for unpaid common element fees		X	
Cheques N.S.F.		X	