

## **Maintenance Responsibilities for Plumbing and Electrical Within the Units**

Please be advised that per the governing documents Declaration section: .1 Apartments.

(a) By the Association. The Association shall maintain, repair, and replace at the Association's expense ... (2) All conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility services which are contained in the portions of an apartment maintained by the Association: central air conditioning equipment for supplying coolant to the apartments and common areas: and all such facilities contained within an apartment which service part or parts of the condominium other than the apartment within which contained.

(b) By the Apartment Owner. The responsibility of the apartment owner shall be as follows: (1) To maintain, repair and replace at his expense all portions of his apartment except the portions to be maintained, repaired and replaced by the Association: ...

Based on these governing document sections, Plaza South is responsible as outlined above for "*all such facilities contained within an apartment which service part or parts of the condominium other than the apartment within which contained.*" Therefore, unit owners are responsible for all facilities contained within an apartment which exclusively service their unit. In other words, the plumbing lines, pipes, drains and fixtures and electrical conduit, wiring, breakers, panel and fixtures which only serve 1 home would be the owner's responsibility to maintain, repair and replace.