

**COUNCIL OF UNIT OWNERS OF HABITAT I, SECTION A,
A MARYLAND HORIZONTAL PROPERTY REGIME (CONDOMINIUM)
MAINTENANCE RESPONSIBILITY LISTING**

Following is an alphabetical listing of items showing whether it is the Unit Owner or the Condominium that is responsible for the maintenance, repair and replacement of an item. Keep in mind that this listing deals with maintenance, repair and replacement of items only and not whether an Architectural Request Form (“ARF”) must be submitted, nor instances where there is casualty damage to a Unit. Unit Owners are generally required to submit an ARF when making any alteration or modification. The listing is not all inclusive. If you have a question about responsibility, refer to the founding documents or contact the managing agent. Generally, the Unit Owner is responsible for everything inside the condominium Unit, including all pipes, plumbing, conduits, electrical wiring, appliances and equipment that serve only that Unit, and the Condominium is responsible for all streets, curbs sidewalks, lawns, foundations, main walls, roofs, sub-floors, and other Common Elements and shared facilities.

Keep in mind that a Unit Owner is not permitted to make any changes to any load bearing wall, attic, roof or foundation area, or any exterior areas, including but not limited to windows, exterior doors, patios, lawn, trees or shrubs without the express prior written approval of the Board of Directors as provided in the Bylaws at Article VI, Section 4. **No Owner may remove or cut through the ceiling of his or her unit to extend upwards into the attic area.**

Patios, balconies (if any), decks and fences, including gates, are the sole responsibility of the Unit Owners, to make repairs or cause reconstruction of same for any reason. Fences, gates, decks and balconies are at all times to remain free of rotted or insect infested wood, and be in good repair, including stain to match the existing/original color scheme. Maintenance expenses are the responsibility of the Unit Owner, as well as the costs of care and maintenance of the area within the confines of the easement area appurtenant to his or her Unit.

Each Unit Owner and/or tenant shall promptly report to the Board of Directors or the managing agent any defect or need for repairs for which the Condominium is responsible, and shall promptly replace or repair any item for which the Unit Owner is responsible.

ITEM	RESPONSIBILITY	REFERENCE
Air Conditioner/Condenser (all parts)	Unit Owner	Dec. 3(a)/Bylaws ArtVI§2
Air Conditioner Condensate Lines	Unit Owner	Dec. 3(a)/Bylaws ArtVI§2
Antennae/Dish (Easement Area Only)	Unit Owner***	Dec. 3/Bylaws ArtVI§2
Appliances	Unit Owner	Dec. 3/Bylaws ArtVI§2
Bathtub/Shower	Unit Owner	Dec. 3/Bylaws ArtVI§2
Bushes/Shrubs (unless within Easement)	Condominium	Dec. 4/Bylaws ArtIII§2
Clothes Dryer	Unit Owner	Dec. 3/Bylaws ArtVI§2
Clothes Washer	Unit Owner	Dec. 3/Bylaws ArtVI§2
Commodes	Unit Owner	Dec. 3/Bylaws ArtVI§2
Decks/Porch	Unit Owner	Dec.3(e)/Bylaws
Dishwasher	Unit Owner	Dec. 3/Bylaws ArtVI§2
Disposal	Unit Owner	Dec. 3/Bylaws ArtVI§2
Doors (Exterior)	Unit Owner*	Dec. 4(f)/Bylaws ArtVI§2
Doors (Interior)	Unit Owner	Dec. 3/Bylaws ArtVI§2
Driveways	Condominium**	Dec. 4/Bylaws ArtIII§2
Electric Panel (Unit)	Unit Owner	Dec. 3(d)/Bylaws ArtVI§2
Electric Wiring (Common)	Condominium	Dec. 4/ArtIII§2
Electric Wiring (Unit)	Unit Owner	Dec. 3(d)/Bylaws ArtVI§2
Faucets	Unit Owner	Dec. 3(b)/Bylaws ArtVI§2
Fence/Gate	Unit Owner	Dec. 3(e)/Bylaws ArtVI§8
Fireplace Chimney	Condominium	Dec. 4(f)/ArtIII§2
Fireplace Firebox	Unit Owner	Dec. 3/Bylaws ArtVI§2
Fireplace Flue	Unit Owner	Dec. 3/Bylaws ArtVI§2
Fireplace Hearth	Unit Owner	Dec. 3/Bylaws ArtVI§2
Floor (Concrete/Sub-Floor)	Condominium	Dec. 4/Bylaws ArtIII§2
Floor (Finished)	Unit Owner	Dec. 3/Bylaws ArtVI§2

ITEM	RESPONSIBILITY	REFERENCE
Foundation	Condominium	Dec. 4/Bylaws ArtIII§2
Freezer	Unit Owner	Dec. 3/Bylaws ArtVI§2
Furnace/Heat Pump	Unit Owner	Dec. 3/Bylaws ArtVI§2
Garage Door	Unit Owner*	Dec. 3/Bylaws ArtVI§2
Garage (Exterior)	Condominium	Dec. 4/Bylaws ArtIII§2
Garage (Interior)	Unit Owner	Dec. 3/Bylaws ArtVI§2
Grass/Lawn (Except within Easement)	Condominium	Dec. 4/Bylaws ArtIII§2
Gutters/Down-spouts	Condominium	Dec. 4/Bylaws ArtIII§2
House Numbers	Unit Owner	Dec. 3/Bylaws ArtVI§2
Light Fixture (Exterior Unit)	Condominium**	Dec. 4(g)/Bylaws ArtVI§2
Mailbox	Condominium	Dec. 4/Bylaws ArtIII§2
Patio	Unit Owner	Dec. 3(c)/Bylaws ArtVI§2
Range	Unit Owner	Dec. 3/Bylaws ArtVI§2
Range Hood	Unit Owner	Dec. 3/Bylaws ArtVI§2
Roof Plywood	Condominium	Dec. 4/Bylaws ArtIII§2
Roof Shingles	Condominium	Dec. 4/Bylaws ArtIII§2
Roof Trusses	Condominium	Dec. 4/Bylaws ArtIII§2
Roof Attic Area (NOT PART OF UNIT)	Condominium	Dec. 4/Bylaws ArtIII§2
Shutters (if any)	Condominium	Dec. 4/Bylaws ArtIII§2
Siding	Condominium	Dec. 4/Bylaws ArtIII§2
Solar Panel	Unit Owner***	Dec. 3/Bylaws ArtVI§2
Steps to Unit	Unit Owner	Dec. 3(c)/Bylaws ArtVI§2
Stoops	Unit Owner	Dec. 3(c)/Bylaws ArtVI§2
Streets/Parking	Condominium	Dec. 4/Bylaws ArtIII§2
Trash Compactor	Unit Owner	Dec. 3/Bylaws ArtVI§2
Vent Bathroom	Unit Owner	Dec. 3/Bylaws ArtVI§2
Vent Dryer	Unit Owner	Dec. 3/Bylaws ArtVI§2
Vent Furnace	Unit Owner	Dec. 3/Bylaws ArtVI§2

ITEM	RESPONSIBILITY	REFERENCE
Vent Kitchen	Unit Owner	Dec. 3/Bylaws ArtVI§2
Walkway (Leadwalks)	Condominium**	Dec. 4/Bylaws ArtVI§2&8
Walkways (Main)	Condominium	Dec. 4/Bylaws ArtIII§2
Walls (Exterior/Load-bearing)	Condominium	Dec. 4/Bylaws ArtIII§2
Walls (Interior Partition)	Unit Owner	Dec. 3/Bylaws ArtVI§2
Water Heater	Unit Owner	Dec. 3/Bylaws ArtVI§2
Water Hose Bibs (Exterior Unit)	Unit Owner	Dec. 3/Bylaws ArtVI§2
Water/Sewer Pipes (Common)	Condominium	Dec. 4/Bylaws ArtIII§2
Water/Sewer Pipes (Unit)	Unit Owner	Dec. 3/Bylaws ArtVI§2
Window & Door Glass	Unit Owner	Dec. 3/Bylaws ArtVI§2
Window & Door Screens	Unit Owner	Dec. 3/Bylaws ArtVI§2
Window & Door (Storm)	Unit Owner	Dec. 3/Bylaws ArtVI§2
Windows	Unit Owner*	Dec. 4/Bylaws ArtVI§2

ASTERISKS:

- * Unit Owners are responsible to clean, maintain and repair windows and doors, including window and door jams, casings and seals, but the Condominium is responsible to replace windows and doors, unless replacement is needed as a result of the fault of the Owner. An Owner shall reimburse the Council for any expenditure incurred in repairing or replacing any Common Element, facility or other item damaged through his or her fault, or the fault of any resident of or visitor to his Unit.
- ** Unit Owners are responsible to keep the item clean, sanitary, in good order and condition and free of ice and snow accumulation (Bylaws Art. VI, §8). The Condominium is responsible to replace. For exterior lighting affixed to unit, the Unit Owners must keep the item in clean and good order and condition including, but not limited to replacement of light bulbs for any exterior lighting fixture. The Condominium is responsible for replacement of the light fixture.
- *** No such item is permitted on the siding, roof, attic or in any area not under the exclusive use and control of the Unit Owner and no satellite dish larger than 3 feet in diameter is

permitted.

All document references are to the following two documents:

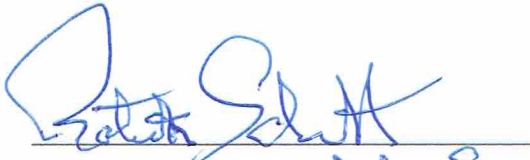
Declaration (Dec.): The Habitat I, Section A, A Maryland Horizontal Property Regime Master Deed dated September 30, 1972 (as from time to time thereafter amended) and recorded among the Land Records of Anne Arundel County, Maryland at Book 2528, pages 244 *et seq.*

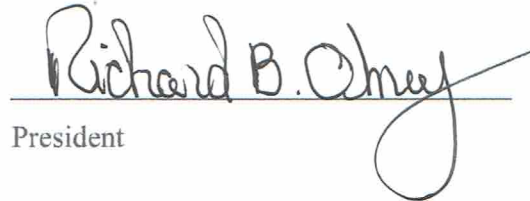
Bylaws: Exhibit "D" to Master Deed, By-Laws of Habitat I, Section A, A Maryland Horizontal Property Regime Master Deed dated September 30, 1972 (as from time to time thereafter amended) and recorded among the Land Records of Anne Arundel County, Maryland at Book 2528, pages 272 *et seq.*

LISTING APPROVED BY A MAJORITY OF THE BOARD OF DIRECTORS OF THE
CONDOMINIUM ON October 27, 2022

WITNESS:

BOARD OF DIRECTORS


Secretary *Actg. Sec.*


President

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