

**FIRST AMENDED MAINTENANCE, REPAIR AND INSURANCE RESPONSIBILITIES
FOR
WIND STREAM CONDOMINIUM ASSOCIATION, INC.**

The intent of this document is to preliminarily identify the party obligated to maintain and insure the various items listed below pursuant to the Condominium Declaration for Wind Stream Condominium Association, Inc. recorded on February 11, 1982 at Reception Number 2145363 in the office of the Arapahoe County Clerk and Recorder. **This chart does not analyze obligations that might arise from negligence or other tort theories, if there are any extenuating circumstances it is prudent to discuss how those circumstances might affect the accuracy of the charts with the Association's legal counsel.**

Note: Section 6.2 of the Declaration allows the Board to reallocate the cost of the Association's maintenance obligation in the event the need for maintenance is caused through or by the negligent or willful action or omission or misconduct of the Owner, the Owner's agents, employees, guests, customers, or invitees. This provision does not mean that the Owner is responsible to repair it means the Association performs the repair and bills the Owner for the cost. Be sure to review the specific protocol for reallocation of costs in Sections 6.2 and 7.9 of the Declaration.

	Maintenance Responsibility		Insurance	
	Association	Owner	Association	Owner
Building Exterior				
Exterior Building Structure	6.1(b)		8.1(a)	
Interior Building Structure (Common Elements)	6.1(a)		8.1(a)	
Siding	6.1(b)		8.1(a)	
Paint/Replacement of Siding and Trim	6.1(b)		8.1(a)	
Roof Shingles and Underlay	6.1(b)		8.1(a)	
Gutters and Downspouts	6.1(a)		8.1(a)	
Patios, Balconies, Fireplace, Utility Closet/Room	6.1(a) Repair & improvement	6.1(a) Maintenance, clean & attractive	8.1(a)	
Windows, Frames, Glass		6.1(b)	8.1(a)	
Exterior Doors	6.1(a)		8.1(a)	
Chimney Repair and Replacement	6.1(b)		8.1(a)	
Siding, Paint, Roof, Gutters and	6.1(b)		8.1(a)	

Exterior Stairs	6.1(a)		8.1(a)	
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	Maintenance Responsibility		Insurance	
	Association	Owner	Association	Owner
Utilities				
Utilities Exterior	6.1(a)		8.1(a)	
Utilities Within a Unit Serving more than one Unit	6.1(a)		8.1(a)	
Air Conditioners and AC Equipment within the Unit		6.1(a)*	8.1(a)	
Furnace Within Unit		6.1(a)*	8.1(a)	
Water Heaters Within Unit		6.1(a)*	8.1(a)	

6.1(a)* - Section 1.9 of the declaration defines Common Element to exclude the Individual Air Space Unit ("IASU") and the equipment and fixtures contained therein serving only that Unit. Section 6.1(a) provides the Association shall maintain the Common Elements, which exclude air conditioners, furnaces, and hot water heaters existing in the IASU that serve that unit only.

Unit Interiors	Maintenance Responsibility		Insurance	
	Association	Owner	Association	Owner
Furnishings, carpet, appliances, permanent fixtures if installed by the Developer		11.11		8.2
Cabinets		11.11	8.1(a)	
Interior walls unfinished surface in		11.11	8.1(a)	
Ceilings, unfinished surface down		11.11	8.1(a)	
Floor coverings including carpet, tile, vinyl and hardwood		11.11	8.1(a)	
Subflooring	6.1(a)		8.1(a)	
Grounds				
Fences, patios, decks, balconies or yards (Common Elements)	6.1(a)		8.1(a)	
Snow Removal	6.1(a)		N/A	
Private Roads, Streets, Drives, Sidewalks, Steps, Walkways	6.1(a)		N/A	
Mailboxes	6.1(a)		8.1(a)	
Recreational Facilities	6.1(a)		8.1(a)	
Common Elements				
Common Elements depicted on the Map or described in the Declaration and not otherwise listed	6.1(a)		8.1(a)	