



INFO DOCUMENT P – WHO IS RESPONSIBLE FOR WHAT

1 - ROUGH OUTLINE OF WHO IS RESPONSIBLE FOR WHAT? - ASSOCIATION OR OWNER

General information on responsibilities – this is NOT an all-inclusive list.

Please see Declarations and Bylaws for more specifics. (Declarations & Bylaws supersede this document, if in conflict)

2 – LAP CONDOMINIUM ASSOCIATION RESPONSIBILITY

1. Nearly all exterior maintenance, except for damage caused by a Unit Owner, garage doors, and windows.
2. All garage lights.
3. All front door lights (except bulbs).
4. All balcony and patio painting as well as front porches for middle two Condo Units.
5. Siding within balcony and patio space.
6. Balcony and patio ceilings and floors.
7. All grounds (CE), including limited common elements (LCE).
8. All trees, shrubs, and other CE plants are the responsibility of the Association.
 - a. Exception: Grandfathered plants installed by a current Unit Owner, or previous Unit Owner. These plants must be maintained in good condition, trimmed, pruned, fed, and watered as needed, or they can be removed by the Landscape Contractor (or Condominium Landscape Committee).
 - b. No planting of shrubs, flowers, annuals, perennials of any kind are permitted in the CE by any Unit Owner. A request for planting may be submitted to the Board of Directors for approval, as an exception to this rule.
 - c. Tenants are not allowed to plant anything, anywhere.
9. Street Lighting.
10. Trash pickup.
11. Roof materials, shingles, and roof structure – (Exterior to Condo Unit owned walls and ceilings).
12. Stonework.
13. Driveways – (painting, coating, or any permanent marking on the CE driveways is prohibited).
14. Required bi-annual cleaning of dryer vents. All vents will be cleaned under one contract by the Condominium Association. A cost per Unit will be assessed to each Unit's account. There are no exceptions to this maintenance due to insurance requirements that require all Units to be done every two years. There are to be no units out of sequence.
15. All structural components in each building, including structures behind the sheetrock in Units. This includes subfloors on second floor Units and cement floors in first floor Units.



16. Plumbing, vent pipes and chimneys – except within Units. Therefore, those items in the walls of Units are the responsibility of the LAP Condominium Association.
17. All sidewalks.
18. Comprehensive replacement insurance for all building structural components - fifteen (15) buildings, ninety (90) Units, including Clubhouse complex. Does not include insurance for individual Condo Units from the sheetrock in or contents.
19. Liability insurance for complex.
20. Clubhouse complex.

3 - UNIT OWNER RESPONSIBILITIES

1. All interior walls, ceilings, fixtures, plumbing, heating, cooling, water lines, cable lines, phone lines etc. within the Unit's space through the sheetrock.
2. Second floor Owners are responsible for plumbing, water lines, electrical, cable lines, phone lines and heating/cooling lines passing through first floor Units, including any damage or repairs to walls, ceiling, floors etc. to the first-floor Units caused by these systems. First floor access to repair damaged second floor components must be granted by first floor owner if needed.
3. Unit's windows and doors, except for front door painting.
4. Front door hardware.
5. Storm doors, if installed.
6. Balcony and patio ceiling fans (ceiling fans must be maintained in good condition and removed or replaced if needed. Installed fans must be rated for outdoor use. Fans in poor condition may be removed by the LAP Condominium association.
7. Patio cement – painting of the cement is permitted but must be maintained in good condition and refinished if it becomes worn or is peeling. It is not recommended to paint the patio cement.
8. Bathroom fans and ducts (including duct cleaning when needed)
9. Unit Owner's must grant access to their balcony every five (5) years for inspection by a professional contractor to ensure building integrity. The contractor may be accompanied by a current Condominium Board Member. Do not allow any contractor or person into your Condo Unit if you have not received a notice from the Property Manager for the inspection stating the name of the company performing the inspections.
10. Garage floors and garage interior walls.
11. Garage door – must be maintained in 'new' condition, no dents, nicks, etc. in the door are permitted. If the Board determines your garage door distracts from the Community, the door will need to be replaced or be subject to infraction assessments and replacement by the Association at the Owner's expense.
12. Interior ceilings, walls, etc. except any damage that may be caused by failures in exterior roofing, siding, etc. Unit Owner's insurance will normally cover the internal damage to the Unit.



13. Damage to a lower Unit, caused by an upper Unit problem, water, etc. must be covered by the Unit owner responsible for the damage. The Unit's insurance should cover the costs of repair beyond any deductible.
14. Gas lines into Units (Gas company is responsible for lines up to the meters and the meters).
15. Electric lines from electric meter into Unit (Electric company is responsible for lines up to the meter and the meter).
16. Cable lines from exterior junction box into Unit.
17. Satellite Dish and all lines into the Unit. Penetration through the buildings siding is prohibited. There is an infraction assessment for an entrance through the siding. Units that have a penetration as of May 1, 2021 may remain in place until the Unit is sold, or the Dish is no longer in use. If the Unit is sold the wall penetration needs to be filled and the siding replaced by the LAP Condominium Association and charged to the current Owner's account. This cost will pass to the new Owner if not performed by the selling Owner.
18. Condominium Owner's condominium insurance must include personal and property liability coverage and replacement insurance coverage for all interior surfaces, fixtures, utilities, garage doors etc. Minimum required is \$100,000.00 of coverage.
19. Request "Condominium Owner" insurance coverage from the Insurance Company – not "Homeowners'" coverage. Include insurance for at least one year for loss of use.
20. Personal liability insurance for guests, visitors, maintenance personnel, etc. must be included in owner's personal insurance package.
21. All vehicles owned, leased, rented by Lakes at Polaris Residents, and driven on Lakes at Polaris property must have liability, bodily injury, property damage and comprehensive insurance coverage. Minimum coverage is \$100,000.00.
22. All vehicles owned, leased, rented by Lakes at Polaris Residents must have current, up-to-date, state tags (plates, from any state registered), unless parked inside Unit's garage. No unlicensed or out of date state tags (plates from any state registered) are permitted on the complex's streets, or CEs.
23. Any non-builder delivered modifications including screens and any changes made with an approved *Request for Alteration*. (Examples: screened in balconies and patios, patio extensions, plantings, etc.)