

MAINTENANCE AND INSURANCE CHART
GLENBOROUGH CONDOMINIUM ASSOCIATION

As of August 15, 2009

Item	Owner Maintains, Repairs and Replaces	Association Maintains, Repairs and Replaces	Owner Insures (Liability and/or Casualty)	Association Required to Obtain and Maintain Insurance
UNITS				
Finished interior surfaces of walls, floors, ceilings, including all plaster, gypsum drywall, paneling, wallpaper, paint, wall and floor tile	X		X	
Finished surface flooring, including hardwood, carpet, or other installed flooring materials	X		X	
All interior nonsupporting walls, floors and ceilings	X		X	
Fixtures (such as sinks, tubs, lights, countertops, and anything permanently attached), cabinets, equipment, etc.	X		X	

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Doors, windows and skylights	X			X
All mechanical, electrical and plumbing systems, lines, equipment or components serving only the Unit in which located	X		X	
All mechanical, electrical and plumbing systems, lines, equipment or components serving more than one Unit		X		X
Water removal and cleanup from water leaks, roof leaks, sewer backups, etc.	X		X	
All furnishings and furniture, including draperies, oven, range, refrigerator and other items of personal property	X		X	

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Public liability coverage within each Unit and on appurtenant Limited Common Elements	N/A		X	
Worker's compensation coverage within each Unit	N/A		X	
LIMITED COMMON ELEMENTS				
Parking and Storage Spaces		X		X
Balconies		X		X
Air conditioners	X			X
GENERAL COMMON ELEMENTS				
All areas and items identified in the Declaration and on the Map as General Common Elements and improvements located on same		X		X

