

## Mutual 16 "Who Pays" List

Effective 1 January 2020

A. Resident is required to notify Mutual Maintenance Representative or President at earliest possible time if they desire Mutual to pay for repair or replace.

B. With the exception of plumbing and electrical, the resident should take no action themselves. Report the problem to the Mutual Maintenance Representative or President.

C. Repairs not listed are the responsibility of the unit owner.

D. If resident disagrees with who pays decision, they may appeal to the Mutual Board.

	Repair	Replace
<b>Asphalt Work / Streets</b>	<b>M</b>	<b>M</b>
<b>Catch Basins</b>	<b>M</b>	<b>M</b>
<b>Building exterior - original (Note 1)</b>	<b>M</b>	<b>M</b>
<b>Caulking - exterior</b>	<b>M</b>	<b>M</b>
<b>Chimney- original - exterior including cap and bird screen</b>	<b>M</b>	<b>M</b>
<b>Concrete Work - common area only</b>	<b>M</b>	<b>M</b>
<b>Drainage - unaltered common area</b>	<b>M</b>	<b>M</b>
<b>Drains - sewer main, common area and drains in atriums</b>	<b>M</b>	<b>M</b>
<b>Driveways</b>	<b>M</b>	<b>M</b>
<b>Electrical - exterior to unit only</b>	<b>M/R</b>	<b>M/R</b>
<b>Exterminating - carpenter ants &amp; bees &amp; termites only (Note 2)</b>	<b>M</b>	<b>M</b>
<b>Fire/ Smoke damage (Note 3)</b>	<b>M/R</b>	<b>M/R</b>
<b>Foundations and slabs of buildings</b>	<b>M</b>	<b>M</b>
<b>Gates - (Note 4)</b>		
<b>Garage Door (Main) - including hardware but excluding opener</b>	<b>M</b>	<b>M</b>
<b>Gutters, downspouts and splash blocks</b>	<b>M</b>	<b>M</b>
<b>Plumbing - exterior to unit (Note 5)</b>	<b>M/R</b>	<b>M/R</b>
<b>Roof</b>	<b>M</b>	<b>M</b>
<b>Siding / Masonry walls part of unit facade</b>	<b>M</b>	<b>M</b>
<b>Storm Damage - water &amp; wind (Note 3)</b>	<b>M/R</b>	<b>M/R</b>
<b>Walls - common area</b>	<b>M</b>	<b>M</b>
<b>Water Supply - Main</b>	<b>M</b>	<b>M</b>

Note 1 - Excludes light fixtures, doors, shutters, windows, and sliding glass doors

Note 2 - Mutual responsible for repairing exterior damage only

Note 3 - Case by case depending on cause and unit owners insurance

Note 4 - Mutual policy is not to replace or repair but to remove gates

Note 5 - Limited to blockage caused by tree roots or damaged pipes

- Limited to Leisure World PPD cost per hour

- Resident must provide documentation of said cause