

Sheet1

Mutual 16 "Who Pays" List	
Revised 2020	
Responsibility limited to Leisure World PPD cost per hour	
	<u>Repair</u>
Asphalt Work	M
Catch Basins	M
Building exterior - original (Note1)	M
Caulking - exterior	M
Chimney- original- exterior including cap and bird screen	M
Concrete Work - common Area only	M
Drainage - unaltered common area	M
Drains- sewer main, common area and drains in atriums	M
Driveways	M
Electrical – exterior to unit	M
Exterminating – carpenter ants, carpenter bees & termites	M
Fascia	M
Fire/ Smoke damage (Note 2)	M/R
Foundations and slabs of buildings	M
Gates – unaltered and part of unit's facade	M
Garage Door (Main) - hardware excluding opener	M
Gutters, downspouts and splash blocks	M
Pipes/Drains - common area	M
Plumbing – exterior to unit (Note 3)	M
Roof - leaks and repair	M
Shingles	M
Siding	M
Storm Damage- water & wind (Note 2)	M/R
Walls (Note 4)	M
Water Supply: Main	M
Note 1 - Excludes light fixtures, doors, shutters, windows, and sliding glass doors	
Note 2 – Case by case depending on cause and unit owners insurance	
Note 3 - Mutual responsible for plumbing problems caused by damaged pipes exterior to unit, tree roots	
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Note 4 – Mutual responsible for walls in common area and part of unit's facade	
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<u>Replace</u>
M
M
M
M
M
M
M
M
M
M
M
M
M
M/R
M
M
M
M
M
M
M
M
M/R
M
M

