

**MAINTENANCE AND INSURANCE CHART**  
**CHEESMAN TOWER WEST CONDOMINIUM ASSOCIATION**  
As of June 30, 2006

Item	Owner Maintains, Repairs and Replaces	Association Maintains, Repairs and Replaces	Owner Insures (Liability and/or Casualty)	Association Insures (Liability and/or Casualty)
<b>UNITS</b>				
Walls, floors, ceilings, including plaster, gypsum drywall, paneling, wallpaper, paint, wall coverings, wall and floor tile and flooring, and other materials which make up the finished surfaces of the walls, floors and ceilings	X		X * Other than as originally built	X * As originally built
All fixtures, cabinets, etc.	X		X * Other than as originally installed	X * As originally installed
Utilities serving more than one unit		X		N/A
Utilities serving only unit in which located	X		N/A	
Water removal and cleanup from water leaks, roof leaks, sewer backups, etc.	X		X	
All furniture, and contents	X		X	

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All furnishings including carpet, draperies, oven, range, refrigerator, wallpaper, disposal and other items of personal property belonging to an owner	X		X	
Public liability coverage and workmens compensation within each unit	X		X	
<b>LIMITED COMMON ELEMENTS</b>				
Parking Spaces, Storage Areas, Balconies, Unit entry doors and windows	X * Clean, orderly and sanitary	X * Repair and replace	X * Other than as originally installed	X *As originally installed
Air handlers, pipes, ducts, electrical wiring, conduits, and flues serving only one Unit	X * Clean, orderly and sanitary	X * Repair and replace		X
Built-in fireplaces	X * Clean, orderly and sanitary	X * Repair and replace	X * Other than as originally installed	X *As originally installed

Item	Owner Maintains, Repairs and Replaces	Association Maintains, Repairs and Replaces	Owner Insures (Liability and/or Casualty)	Association Insures (Liability and/or Casualty)
Air conditioning and heating systems serving only one Unit	X * Clean, orderly and sanitary	X * Repair and replace		X
<b>GENERAL COMMON ELEMENTS</b>				
All land and structural components of buildings, including landscaping, parking lots, recreational facilities, walkways, and elevators		X		X
Installations of central services such as power, light, gas, hot and cold water, heating and air conditioning for the common use of all owners		X		X

**CERTIFICATION:** The undersigned, being the President of Cheesman Tower West Condominium Association, a Colorado non-profit corporation, certifies that the foregoing allocation of Maintenance and Insurance responsibilities was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board on 6-15-06, and in witness thereof, the undersigned has subscribed his/her name.

CHEESMAN TOWER WEST  
CONDOMINIUM ASSOCIATION

By:  \_\_\_\_\_, President