

SUMMARY OF AIKENS PLAZA CONDO ASSOCIATION AND OWNER RESPONSIBILITIES

Owner's Voting Shares	Each Residential and Commercial Condo Unit/Owner, total (11), is a Member of the Association and is entitled to (1) One equal vote.
Owner Financial Sharing	Each Residential and Commercial Condo Owner is responsible for that Percentage of the Association Budget as shown/portioned in the 2nd Amendment to the CC&R's; Corrected Percentage of Ownership.
<u>Provided within the REGULAR ASSESSMENTS by the Association</u>	
Annual inspections:	roof, asphalt, fire protection, etc.
Common Area Utilities	Water, Elect, Data
Common Space of Building	Exterior & Interior items areas operated & maintained (Roof, Paint, Masonry etc.)
Elevator	operational maintenance.
Exterior Grounds Maintained	Clean, Blow and Bag, sweep, hose down, snow removal.
Fire Monitoring and Suppression	systems maintained
Garbage/Trash Pickup & Removal	Pursuant to Trash/Garbage Resolution, a commercial user, or other, that generate more than 95 gallons of garbage in one week shall be liable for entire additional costs levied for removal as this will require more than weekly pickups.
Insure Building Common Area	
Landscaping, Hardscape	& Sprinkler systems: Maintenance & Water
Property Management	
Reserves	for Future Capital Repairs: Roofing, masonry, elevator etc.
Security System,	Monitoring, Controlled Access
Storm Drain Systems maintained	
<u>Items NOT Included in Regular Assessments, ADDITIONAL to Owners</u>	
Domestic Water (allowance)	Water is metered inside the building to each unit. Allowance, TBD: Approx. \$20 p/u/p/m, billed by Additional Assessment by Assoc based on each unit's use.
Sewer	Billed to each Owner by Eagle Sewer at \$39 p/month.
Trash/Garbage Removal:	Included in Assessments above.
Electric Power	Charged directly to each owner by provider.
Natural Gas	Charged directly to each owner by provider.
Data Hardwired: Sparklight	Charged directly to each User by provider.
<u>CLARIFICATIONS AND EXCEPTIONS</u>	
Landscaping Maintenance	Landscaping inside the "In ground" planters and 3 surface planters provided on SE patio, are maintained by the Association. Any approved plants or items added by others shall be maintained by the same. Plants in the Residential owner balconies are not included, these are owners responsibility.
Carpentry Misc.	All necessary required carpentry (adjustments, replacements or other), for example front entry doors, garage access doors, commercial space doors, are the responsibility of the owner, all common space doors and similar items by the Association.
Window Cleaning	Owners responsible for all window cleaning in their respective unit except, 2nd and 3rd level exterior sides that are NOT over balconies, these will be cleaned by the Association.
Exterior Grounds clean, blow and bag, sweep, hose down.	SE Patio & NE entry COMMERCIAL OWNER's are to supplement this as needed, as the Association is not responsible to meet Commercial Owner criteria, or spend additional time in these areas for items such as moving furniture. And, will not perform at other's schedule, and spaces must not be occupied.
Awning Cover at East side	The Awning over the Commercial (2) east entry doors is maintained by all owners through the Association.
Snow Removal	The Association is responsible for snow removal from the ground level sidewalks, building entries, and parking lot. Areas NOT included are the Southeast Commercial Unit C-1's patio inside the fenced area, and will not include snow removal from any of the Residential Balconies. At a later time, the Owners and the Board might agree and organize some method, to add the Residential Balconies to some extent in the future.
Residential Balconies	As described in the CC&R's, general building maintance of these areas is maintained by the Association. However, due to access issues, general cleaning and other use maintenance is not provided and is the responsibility of each Owner.