

Champions Run Homeowners Association (HOA)
 Homeowners/Homeowners Association Requirements

Below is a table of the responsibilities of the Homeowners and the HOA.

HOA	Homeowners
Repair, maintenance and upkeep of the General Common Elements (sidewalks, roadway, parking lots, pool and deck, foundations, slabs, perimeter fences and gates, grounds and gardens, maintenance equipment and supplies and exterior, perimeter walls and snow removal.) By-Law(1995) Article II, section 2.1, subsection (f), (g), (w)	Repair, maintenance and upkeep on any Unit, from the perimeter walls in . To include walls, floors and ceilings of the the Unit and storage areas adjacent and contiguous to each Unit. Includes any finishing materials applied or affixed to the interior surfaces of the interior walls, floors or ceiling By-Law (1995)Article 2, Section 2.1, subsection (bb)
Repair, maintenance and upkeep of all roofs (Except for skylights installed in any roof). Damage from roof leaks are covered at the discretion of the HOA, damage found to be resulting from the skylight is NOT covered by the HOA.	Installation, repair, maintenance and upkeep of any skylight or damage due to leaks of the skylight is the responsibility of the homeowner. Skylights were not original to the Condominium and therefore not covered as part of the roof. <i>GARAGE BALCONY ?</i>
Costs associated with the holding of meetings (Monthly, annual and special, called meetings) By-Law (1995) Article VIII, Section 7.9, Subsection (a)	
Costs associated with the day to day operation of the Association and the complex. By-Law (1995) Article II, Section 2.1, Subsection (g) and Article VIII, Section 8.4	Paid for from the Common Expense Expense Fund. By-Law (1995) Article II, Section 2.1, Subsection (g) and Article VIII, Section 8.4
Costs to maintain insurance on the buildings. By-Law (1995) Article IX, Section 9.1 and Section 9.2	Costs to insure the contents and potential loss of contents
Repair of breaches to any utility (electrical, water, sewer) that serves the General Common Elements. By-Law (1995) Article II, Subsection 2.1. (F)	Repair, maintenance and upkeep to all utility pipes, lines systems, fixtures, flues, chimneys, appliances or heating and air conditioning equipment servicing only that Unit (whether or not within the boundaries of that Unit) By-Law (1995) Article II, Section 2.1, Subsection (bb)
	Costs (fees, taxes or fines) associated with the rental of the individual condominium