

Royale Sands Beach Club

Condominium Association

Financial Responsibility Schedule¹ Maintenance, Repair and Replacement

ASSOCIATION	INDIVIDUAL UNIT OWNERS ²	ADJOINING OWNERS ²
Master & Umbrella Insurance Policies	Garage Doors	Common Hallway Painting
Worker's Compensation Insurance	Entry Door (Poolside Units)	Common Hallway Repair
Flood Insurance	Sliding Glass Doors	Common Hallway Floor Coverings
Property Management Fees	Casement Windows	Common Entry Door
Trash Collection	Skylights	Common Hallway Carpet Cleaning
Fire Protection (Including Sprinkler System and Smoke Detectors at Top of Stairway in Common Hallway)	Tilt-out Window Frames (Including operating hardware) and Sliding Doors (Including operating hardware) in Solarium.	Common Hallway Vacuuming & Cleaning
Common Utilities	Internal Doors	
Pool Maintenance	Internal Painting	
Snow Removal	Chimney Flues (Including portion above roofline)	
Landscaping	Internal Walls	
Solarium Repair & Replacement	Decks	
Roofs	Flooring	
Paving	Fireplaces	
Pool Equipment	Contents Insurance	
Awnings	Other Liability Insurance	
Exterior Painting	Lighting – Interior	
Exterior Trim	Lighting – Common Hallway	
Exterior Flashing	Lighting – Unit Exterior	
Exterior Siding, Sheathing & Wall Studs	Intercom Systems –Exterior and Interior Components	
Pool & Driveway Lighting	Smoke Detectors Inside Unit	
Fencing	Interior Damage Due to Water Infiltration	
Signage	Plumbing (Including plumbing that originates inside the unit and extends outside the unit—to the extent that such plumbing uniquely services a particular unit. Examples include water service lines, sewer lines, gas lines.)	
Mailing Costs	Drywall	
	Cabinets	
	Toilets, Tubs, Sinks	
	Electrical Wiring (Including wiring that originates inside the unit and extends outside the unit—to the extent that such wiring uniquely services a particular unit. Examples include the electrical service lines coming from the outdoor service entrance where the electric meters are located, cable TV wiring and telephone wiring.)	
	All other interior items	

¹ This list is not meant to be all-inclusive but only to serve as a guide for the most important items of responsibility.

² Please be advised that our By-laws grant the Board, if necessary, the authority to perform repair and maintenance of items assigned as individual unit owner financial responsibility and assess the costs incurred to the individual unit owner.