

Kensington Preserve of St. Andrews East Association, Inc.

Managed by: SUNSTATE ASSOCIATION Management GROUP, Inc.

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Unit Owner Responsibilities

Each unit owner shall maintain, repair, and replace everything within the confines of his unit which is not part of the common elements (except as otherwise provided herein), including but not limited to:

1. Paint, finish, covering, wallpaper, and decoration of all interior walls, floors, and ceiling.
2. All built-in shelves, cabinets, counters, storage areas, and closets.
3. All refrigerators, stoves, ovens, disposals, dishwashers and other kitchen equipment, all bathroom fixtures, equipment and apparatus.
4. All electrical, plumbing, telephone and televisions fixtures, apparatus, equipment, outlets, switches, wires pipes and conduits serving on the respective unit; all electric lines between the unit and its individual service panel or meter, and all water and waste lines between the unit and the main distributions lines.
5. The heating and air conditioning system serving the unit including those parts of the system which are located outside of the boundaries of the unit.
6. All windows, screening and sliding glass doors (glass in sliding glass doors must be replaced only with tempered glass).
7. All interior doors, walls, partitions, and room dividers.
8. All furniture, furnishings, and personal property contained within the respective unit.
9. Any improvements made to a patio or lanai area or balcony (such as, but not limited to, screen enclosure, if some were permitted, tile or floor covering, Jacuzzi, built-in tables or decking, if applicable).