



Anchorage Condominium Association
6600 Estate Nazareth | St. Thomas, VI

ACA Common Elements and Owner Responsibilities – December 17, 2021

COVER PAGE

COMMON ELEMENTS AND OWNER RESPONSIBILITIES
ANCHORAGE CONDOMINIUM ASSOCIATION

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Official Records of ST THOMAS / ST JOHN
ERICA DOVER M.P.A., RECORDER OF DEEDS
Fees \$29.00

The Declarations dated April 15, 1978, Paragraph 9 COMMON AREAS AND FACILITIES, describes the separation of responsibilities between the ACA for the Common Elements and the Unit Owners.

ACA Common Elements and Owner Responsibilities are described in the following three-page document titled "Responsibilities," as modified below. The document was written circa 1999 and was approved by the board. The document was given to insurance companies to assess risk before giving quotes. It has been used continuously as the detailed clarification of the declaration section on common elements.

At the Board meeting of December 17, 2021, the board endorsed the undated three-page document and adds one paragraph after the first paragraph under Plumbing

This COMMON ELEMENTS AND OWNER RESPONSIBILITIES document is a true transcription of the original Responsibilities document with the second paragraph under "Plumbing" added.

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COMMON ELEMENTS AND OWNER RESPONSIBILITIES

Electrical and Air Conditioning:

The Anchorage Condominium Association is responsible for the main building breaker, the meter box assembly and 100-amp unit breaker therein, the interior main breaker box, and within the wall wiring.

The Unit owner is responsible for all light switches, wall sockets, appliances, air conditioners, and modifications to any of the above. The Association reserves the right to approve the type of air conditioning unit and its location in order to preserve uniformity.

Currently, only Carrier air conditioners model # 38TXA024

Condensers with fan coil FVAN002 are approved for 2-bedroom units and model 38TXA0036 condensing units with fan coil FVAN005 for lofts.

Plumbing:

The Association is responsible for the main supply pipes leading to individual fixtures to the point where the pipe passes thru the wall. The exception to the above sentence is the tub/shower mixer fixture in the bathrooms. The Association is responsible for the supply pipes leading to these tub/shower fixtures but is not responsible for any part of the fixtures or their connecting parts, whether or not they may be behind the wall. The Association is responsible for drainpipes to the point they exit the wall or floor in the units.

ACA is responsible for the plumbing behind or in the walls as indicated above. Nevertheless, the Owner is responsible for any special finishes applied to the walls. For example, if plumbing repair is needed within a bathroom wall that is tile on gypsum board, the tile needs to be cut and removed to access the pipes to do the repair, and the gypsum board and tile need to be patched to match adjacent surfaces. In this example ACA will be responsible for patching using readily available tile such as 4 ¼" x 4 ¼" tiles in standard colors. However, if a unit has a special tile on the wall, the Owner may elect to give ACA spare tiles from their "attic stock," to be used to patch the wall. If the Owner does not have spare tiles, ACA will have to patch the wall using readily available tile such as 4 ¼" x 4 ¼" tiles in on the shelf, standard colors.



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The Unit owner is responsible for P-traps in the drainpipes. The unit owner is responsible for the shut off valves located outside the wall on all supply pipes (both fresh and gray water).

The unit owner is responsible for the maintenance of the toilet flapper valves and toilet tank fill valves (both located in the toilet tank). The Association reserves the right to call a plumber and bill the unit owner with respect to leaking toilet tank valves and flappers if they are not immediately fixed upon notification. Our gray water supply is limited, and a single severely leaking toilet can exhaust the supply on hand.

Unit owners are responsible for damage to other units caused by water leaks from their units. The main source of water damage is from hot water heaters rusting out. It is recommended that you replace your hot-water heater every 4 years. Another area responsible for water leakage is deteriorated caulking in the bathrooms and rusted out bathtubs. All of the above are the unit owner's responsibility. The Association's responsibility is limited to burst water supply lines and drains clogged below the P-traps.

Windows:

All windows and sliding glass doors (specifically the frames, glass and tracks) are the Association's responsibility. The bearing wheels in the sliding glass doors and the sliding screens are the unit owners' responsibility. The window screens (complete assembly) are the unit owner's responsibility. The Association's responsibility on glass sliding doors and windows is limited glass broken by natural events (storms) excluding unit owner negligence.

Doors:

Front doors and Locks: The front door is the responsibility of the Association. The Association will determine if a front door should be replaced due to weathering and/or normal wear and tear. A door damaged or destroyed by negligence will be replaced at the unit owner's cost.

Negligence is defined as splits in the door frame or door caused by attempts to force the door.

The front door locks are the responsibility of the Association. All front door locks are keyed to a master. The only local business authorized to replace front door locks is Roberts Locksmith located in Red Hook. Unit owners wishing to change-out the front door lock because tenants have changed, etc. must assume all costs associated with the change-out.



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Emergencies:

The Association staff has been directed to respond to any emergencies relating to electrical fire or flooding regardless of the location. If the water damage (flooding) is not related to an item that is the Association's responsibility, the staff is not permitted to spend time cleaning up. You will be notified as soon as we can reach you in the event of such a problem.

Negligence:

Maintenance of the common property is the responsibility of the Association. Repair of Common property damaged by negligence of a unit owner (or the unit owner's tenants) becomes the responsibility of the unit owner.

End of Common Elements and Owner Responsibilities

By [Signature] Date 12/17/21 Notary [Signature] Date 12/17/2021
Elliot Lowenstein - Board President

Witness [Signature] Date 12/17/21
Marshall Parsons - Board VP

By [Signature] Date 12/17/2021
Paul A. Pezzutti - Board Treasurer

Witness [Signature] Date 12/17/21
Christine Frezza Sheehan – Board Member

NOTARY PUBLIC
Name: *Arlene M. Chalwell*
My Commission Exp.: **March 4, 2024**
NP Commission #: **NP-301-20**
St. Thomas/St. John, USVI District



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