

The Courtyards at Prairie Fields Condominium Association

Quick Reference Guide for Common Elements and Limited Common Elements (Association vs Owner Responsibilities)

Common Elements- Paid by Association

Roof
Siding
Brick
Exterior Light Fixtures: All
Exterior Light Bulbs/Sensors: Above Garages and Flood Lighting
Concrete
Landscaping
Irrigation
Decks/Balconies
Dryer Vent Cleaning-roof vents only

Limited Common Elements & Expenses- Paid by Owner

Air Conditioners
Windows & Screens
Exterior Doors including Painting- Front, Patio/Balcony & Garage Door (plus trim, keypad, remotes, openers, hardware)
Exterior Light Bulbs: Front Door and Patio/Balcony Doors
Dryer Vent Cleaning- all from inside and exterior siding vents
Window Well Covers and Cleaning
Power Washing- Decks/Balconies
Pest Control (including Pigeons/Birds, Squirrels, Termites, Bees, Spiders)