

## River Run Condominium Association

C/O Henry C. Rockel  
12540 River Run Lane, Unit 95  
Berlin MD 21811-3800

November 6, 2016

Dear River Run Condominium Owners:

This is an important notice to all River Run Condominium owners, particularly for those owners in Buildings 20 and 21 (Units 111 thru 122) in regards to responsibility for repair, maintenance and upkeep of your respective units.

Definition:

The definition of Unit or Condominium Unit is described on page 2 of the Declaration establishing the River Run Condominium as follows:

**“Each Condominium unit shall include the space bounded by and contained within the outside surface or stud or masonry side of the paneling, sheet rock or dry wall portion of the perimeter walls, the upper surface of the unfinished structural concrete floor slab (except as to second floor units, the upper surface of the wooden subflooring), and the upper side or furring side of the drywall ceiling of each unit, the interior surface of the window glass and frames of each unit and the glass and frame of the greenhouse area, if any of each unit. Each Condominium unit also includes the portions of the building as so described and the airspace so encompassed, including the doors to the outside surfaces thereof. Each unit shall contain all built-in kitchen appliances installed therein and all electrical installations and fixtures for the use of such unit as well as all wiring and conduit running from and including the circuit breaker panel to all such installations and fixtures, and without limiting the generality of the foregoing, each unit shall include all outlets, switches, lamp holders and other electrical service terminals, wherever located, for the exclusive use of said unit. Each unit shall include all of the heating and air conditioning machinery, equipment, plumbing and electrical service lines and structural supports located within or serving exclusively said unit, and all of its controls and control wiring and all supply, return and drain pipes to the point of their connection with their respective common risers. Each unit shall contain all duct work, if any, running from said heating and air conditioning equipment to, and including, the outlets thereof into the said unit, wherever located. Each unit shall contain the range hood fan, bath fan, dryer exhaust, if any are situate within the unit, and the conducting duct work or flues to the exterior of the building. Each of the units shall also include all bathroom and kitchen plumbing fixtures and connections therefore, including all sinks, faucets, dishwashers, disposals, commodes bathtubs and shower stalls, and clothes washer machines and including hot and cold water pipes to and drain pipes from, respectively, the point of**