

MAINTENANCE MATRIX

The following is a listing of the items within the Project for which Owners and the Association are responsible for the maintenance, repair and replacement duty, in accordance with Article 9 of the Restated Declaration of Covenants, Conditions and Restrictions. The following is a listing of the items within the Project for which Owners and the Association are responsible for the routine maintenance, repair and replacement duty, in accordance with the Declaration and may not apply to situations where damage is caused by the negligence or wilful misconduct of any party.

This Matrix is provided for convenience as to the general determination of responsibility for the maintenance, repair and replacement of various components of the Project. The physical boundaries of the various components of the Project, such as the Unit, Common Area, and Exclusive Use Common Area, as defined under the applicable Condominium Plans, are not determinative of the responsibility for routine maintenance, repair and replacement.

In certain situations, the Association's insurance coverage may provide for the repair/replacement of components that are designated as the Owners' maintenance responsibility under the Declaration, including this Matrix. These circumstances shall not be deemed to be, or construed as, modifying the routine maintenance, repair and replacement duties set forth herein.

ARC means that architectural review is required prior to replacing or modifying the item referenced.

<u>COMPONENT(S)</u>	<u>OWNER</u>	<u>ASSN</u>	<u>ARC</u>
Air Conditioning and Heating System and Components for Unit	X		
Air Conditioning and Heating System and Components for Common Facilities (Community Room, Pool Room, etc.)		X	
Appliances - Unit (built-in or free standing)	X		
Attic/Crawl Space - Structural components		X	
Balcony - Interior surfaces- Cleaning and Maintenance	X		
Balcony - Structural elements and exterior surfaces		X	
Cable Systems - solely serving Condominium, wherever located within the Project	X		
Carports - Enclosed (includes garage door and mechanisms)	X		X
Carports - Unenclosed		X	
Ceilings - Common Area		X	
Ceilings - Interior surface of Unit	X		

<u>COMPONENT(S)</u>	<u>OWNER</u>	<u>ASSN</u>	<u>ARC</u>
Clubhouses		X	
Concrete Paving (i.e., walkways)		X	
Caulking - Exterior (except wood window frames)		X	
Caulking - Interior	X		
Doorbell - Exterior Components/Button Switch	X		X
Doorbell - Interior Components; Wiring in Unit	X		
Doors - Unit Exterior, including handle, locks, hardware, frame and weatherstripping	X		X
Doors - Unit Interior including handle, locks, hardware, frame and weatherstripping	X		
Doors - Unit - Replacement of entry door	X		X
Doors - Unit - Interior doors	X		
Drainage Systems (e.g., ditches, catch basins) - Common Area		X	
Drains - Common Area		X	
Drains - Unit - Bathtubs, Showers, Sinks, Toilets (components that are located within the Unit)	X		
Driveways		X	
Dryer Vents - solely serving one Unit, wherever located within the Project (must be cleaned yearly)	X		
Drywall - Common Facilities		X	
Drywall - Unit - painting and covering	X		
Drywall - Unit - replacement and repairs beyond interior surface		X	
Electrical Meter Box - solely serving one Unit, wherever located within the Project	X		X
Electrical Panel/Circuit Breakers - solely serving one Unit, wherever located within the Project	X		
Electrical Switches, Sockets, Wall Plates - Unit	X		
Entryways (unless modified by Owner)		X	
Entryways - modified by Owner	X		X

<u>COMPONENT(S)</u>	<u>OWNER</u>	<u>ASSN</u>	<u>ARC</u>
Exterior Building Surface and Structural Integrity of the Building		X	
Exterior Faucets - Common Area		X	
Exterior Faucets - Patio and balcony	X		
Fences and Gates - Common Area		X	
Fences and Gates - Patio (except for routine painting of exterior)	X		X
Fences and Gates - Patio - Routine painting of exterior		X	
Fences and Gates - Separating Patios	X		X
Fireplace - Chimney - Exterior and Flashing		X	
Fireplace - Chimney Flue and Spark Arrestor	X		
Fireplace - Chimney - Interior - Cleaning	X		
Fireplace - Interior surface of Fire Box	X		
Floor Covering - Common Area (i.e., carpet, tile, vinyl, wood, etc.)		X	
Floor Covering - Unit (i.e., carpet, tile, vinyl, wood, etc.) *Second floor non-townhouse Units must get architectural approval for flooring modifications	X		X*
Foundation/Slab (repairs are at the Board's discretion)		X	
Garage - Common Area rental garage		X	
Gas Lines - Common Area and those serving more than one Unit		X	
Gas Lines - Solely serving one Condominium (i.e., Unit and Exclusive Use Common Area patio and balcony) wherever located within the Project	X		
Gutters and Downspouts - original on Condominium Buildings		X	
Gutters and Downspouts - Patio Covers/Additions (added by Owners)	X		X
Insulation - Unit - Bearing Walls		X	
Insulation - Unit - Interior Walls	X		
Irrigation System - Common Area		X	

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Landscaping - Common Area		X	
Laundry Rooms - Common Area		X	
Light Bulbs and Fixtures - Common Area		X	
Light Bulbs and Fixtures - Entries, patios, and balconies	X		X
Light Bulbs and Fixtures - Inside Units	X		
Lighting - Landscape - Common Area		X	
Mailboxes and Posts	X		X
Masonry Walls - Common Area		X	
Monument Signs		X	
Painting - Common Area		X	
Painting - Interior of Unit	X		
Parking Spaces - Common Area		X	
Parking Spaces - Exclusive Use Common Area		X	
Patio - Interior surfaces- Cleaning and Maintenance	X		
Patio - Structural elements and exterior surfaces (does not include covers/enclosures)		X	
Patio Covers/Enclosures - includes all wood that cover/enclosure is attached to	X		X
Plumbing Lines - Common Area and those serving more than one Unit		X	
Plumbing Lines - Solely serving one Condominium (i.e., Unit and Exclusive Use Common Area patio and balcony) wherever located within the Project	X		
Pest Control - Common Area		X	
Pest Control - Inside Units, patios, and balconies	X		
Pools, and related equipment		X	
Pool Decks		X	
Pressure Regulators - Common Area		X	
Pressure Regulators - Unit	X		

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Private Streets		X	
Railings - Balcony - Interior surfaces	X		
Railings - Balcony - Exterior surfaces and replacement		X	
Railings - Common Area		X	
Recreation Area - Common Area		X	
Restrooms - Pool - Common Area		X	
Roof Shingles/Tiles (except patio covers)		X	
Roof Underlayment		X	
Roof Vents		X	
Sewer Lines - Common Area and those serving more than one Unit		X	
Sewer Lines - Solely serving one Condominium (i.e., Unit and Exclusive Use Common Area patio and balcony) wherever located within the Project.	X		
Skylights	X		X
Storage Areas - Common Area		X	
Storm Drains		X	
Stucco- Painting/Coloring, Repair and Replacement		X	
Trash Enclosures - Common Area		X	
Termite Inspection, Treatment and Eradication - All portions of the Project except interior of Units		X	
Termite Inspection, Treatment and Eradication - Interior of Unit	X		
Trim - Wood - Exterior (except window trim)		X	
Unit - Interior Surfaces	X		
Utility Closets and Doors - Common Area		X	
Utility Closets and Doors - In Unit/Patio	X		
Wall Coverings - Common Area		X	
Wall Coverings - Unit	X		

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Walls - Bearing, Studs, Frames, Tiedowns, Other Structural Items		X	
Walls - Non-bearing in Unit	X		
Water Heater - Unit	X		
Windows and Screens - Common Area		X	
Windows and Screens - Unit, including flashing, frames and hardware. Includes window and wood frames (interior and exterior) of floor-to-ceiling windows in Amaya Units	X		X
Wiring - Electrical - Common Area and those serving more than one Unit		X	
Wiring - Solely serving one Condominium (i.e., Unit and Exclusive Use Common Area patio and balcony) wherever located within the Project	X		
Wiring - Telephone, Cable TV, Satellite, etc. for Unit	X		

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