

EXHIBIT “C”

MAINTENANCE MATRIX

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. Unless otherwise specifically indicated below, the assignment of responsibility includes maintenance, repair, replacement and painting (if painting is applicable).

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.

COMPONENT(S)	OWNER	ASSN.
Air Conditioning and Heating System and Components for Common Facilities		X
Air Conditioning and Heating Components for Unit - exclusively serving the Unit, wherever located within the Project	X	
Appliances - Common Facilities		X
Appliances - Unit - exclusively serving the Unit, wherever located within the Project	X	
Attic/Crawl Space (except for personal contents and Utilities serving one Unit)		X
Balcony - Cleaning and Maintenance of interior surfaces	X	
Balcony - Membranes and Waterproofing	X	
Balcony - Painting		X
Balcony - Railings	X	
Balcony - Structural Elements (unless modified by Owner)		X
Caulking - Building exterior		X

COMPONENT(S)	OWNER	ASSN.
Caulking - Interior of Unit	X	
Ceilings - interior surface of Unit	X	
Doorbell (maintain)	X	
Doorbell (repair and replace)		X
Doors - Entry - Frame and Door	X	
Doors - Entry - Locks and Hardware	X	
Doors - Entry - Painting - Exterior Surface		X
Doors - Entry - Painting - Interior Surface	X	
Doors - Entry - Screen	X	
Doors - Entry - Security	X	
Doors - Entry - Weatherstripping/Waterproofing	X	
Doors - Interior	X	
Drainage Systems (e.g., ditches, catch basins)		X
Drains - Bathtubs, Showers, Sinks - Unit	X	
Drains - Balcony and Patio		X
Drains - Common Area		X
Driveways		X
Dryer Vents - for Unit clothes dryer, wherever located within the Project	X	
Drywall - surrounding Unit	X	
Electrical Panel/Circuit Breakers - Common Facilities		X
Electrical Panel/Circuit Breakers - Exclusively serving Unit wherever located within the Project	X	
Electrical Switches, Sockets, Wall Plates - Common Facilities		X
Electrical Switches, Sockets, Wall Plates - Exclusively serving Unit wherever located within the Project	X	
Exterior Building Surface		X

COMPONENT(S)	OWNER	ASSN.
Exterior Faucets, Handles, Washers (except those on Balcony, Patio or exclusively serving one Unit)		X
Exterior Faucets, Handles, Washers - Balcony, Patio and those exclusively serving one Unit wherever located within the Project	X	
Fences - Common Area		X
Fences - Separating Patio from Common Area		X
Fences - Separating Patios		X
Fireplace - Chimney - Exterior and Spark Arrestor		X
Fireplace - Chimney Flue	X	
Fireplace - Chimney - Interior - Cleaning	X	
Fireplace - Fire Brick (firebox, ceramic brick walls of fireplace)	X	
Fireplace - Mantelpiece, Trim and Facing	X	
Floor Covering - Common Facilities		X
Floor Covering - Unit	X	
Foundation/Slab		X
Front Entry Landings		X
Garage Door - Electric Openers, Locks and Hardware		X
Garage (except routine painting of exterior surfaces)	X	
Garage - painting only of exterior surfaces		X
Garage Door (except routine painting of exterior surface)	X	
Garage Door - Routine exterior painting		X
Garage Door Opener	X	
Gas Lines - Common Area or those serving more than one Condominium wherever located		X
Gas Lines - Solely serving one Condominium (i.e., Unit and Exclusive Use Common Area Balcony, Patio and Garage) and located within the outside perimeter of the exterior bearing walls of the Condominium, within or underneath the floor/slab of the Condominium, above the ceiling of the Condominium, and within the non-bearing separation walls of the Condominium	X	

COMPONENT(S)	OWNER	ASSN.
Glass - Unit Windows/Doors, including frame and tracks	X	
Gutters and Downspouts		X
Insulation - surrounding Unit	X	
Landscaping - Common Area		X
Landscaping - Patio	X	
Lighting Fixtures - Common Area (excluding those controlled by Owners)		X
Lighting Fixtures - Inside Units	X	
Lighting Fixtures - Outside - Owner controlled	X	
Mailbox - Lock	X	
Mailbox - Structures		X
Monument Sign		X
Painting - Common Area Facilities and Exterior of Condominium Buildings, including Balcony walls		X
Painting - Interior of Unit	X	
Parking Spaces - Concrete and Asphalt		X
Patio	X	
Plumbing Fixtures - Common Facilities		X
Plumbing Fixtures - Unit Interior (toilets, tubs, sinks, faucets, etc.)	X	
Plumbing Lines - Common Area or those serving more than one Condominium wherever located		X
Plumbing Lines - Solely serving one Condominium (i.e., Unit and Exclusive Use Common Area: Balcony, Patio and Garage) and located within the outside perimeter of the exterior bearing walls of the Condominium, within or underneath the floor/slab of the Condominium, above the ceiling of the Condominium, and within the non-bearing separation walls of the Condominium	X	
Pools, Spas and related Equipment		X
Pressure Regulators - Common Area		X
Pressure Regulators - Unit	X	

COMPONENT(S)	OWNER	ASSN.
Private Streets		X
Recreation Room - Common Area		X
Restrooms - Common Area		X
Roof Shingles/Tiles		X
Roof Underlayment		X
Roof Vents		X
Sewer Lines - Common Area or those serving more than one Condominium wherever located		X
Sewer Lines - Solely serving one Condominium (i.e., Unit and Exclusive Use Common Area: Balcony, Patio and Garage) and located within the outside perimeter of the exterior bearing walls of the Condominium, within or underneath the floor/slab of the Condominium, above the ceiling of the Condominium, and within the non-bearing separation walls of the Condominium	X	
Sidewalks - Common Area		X
Skylights - Flashing, Waterproofing, Frame and Glass		X
Sliding Patio/Balcony Door - Flashing/Waterproofing	X	
Sliding Patio/Balcony Door - Frames and Tracks	X	
Sliding Balcony Door - Glass	X	
Sliding Balcony Door - Hardware	X	
Sliding Balcony Door - Screen	X	
Spraying for Household Pests (ants, fleas, etc.) in the interior of the Unit	X	
Spraying for Landscaping Pests (ants, fleas, etc.) on the exterior of the Unit		X
Storage Closets - Common Area (except the Owners' contents)		X
Storage Closets - Owners' contents	X	
Stucco		X
Termite Inspection, Treatment and Eradication - All portions of the Project except interior of Units		X

COMPONENT(S)	OWNER	ASSN.
Termite Inspection, Treatment and Eradication - Interior of Unit	X	
Trim - Wood - Exterior		X
Wall Coverings - Unit	X	
Walls - Bearing, Studs, Frames, Tiedowns, Other Structural Items		X
Walls - Non-bearing in Unit	X	
Water Heater - Common Area		X
Water Heater - Exclusively serving the Unit, wherever located within the Project	X	
Windows and Screens - Common Facilities		X
Windows and Screens - surrounding Unit (includes flashing, frames)	X	
Wiring - Electrical - Common Area or those serving more than one Condominium wherever located		X
Wiring - Solely serving one Condominium (i.e., Unit and Exclusive Use Common Area: Balcony, Patio and Garage) and located within the outside perimeter of the exterior bearing walls of the Condominium, within or underneath the floor/slab of the Condominium, above the ceiling of the Condominium, and within the non-bearing separation walls of the Condominium	X	
Wiring - Telephone, Cable TV, Satellite, etc. - Exclusively serving the Unit, wherever located within the Project	X	

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