

EXHIBIT “C”

MAINTENANCE MATRIX

The following is a listing of the major components within the Project and the party (Owners or Association) that is responsible for routinely maintaining, repairing and replacing said components. This allocation may not apply in situations where damage is caused by the negligence or willful misconduct of any party. Unless otherwise specifically indicated below, the assignment of responsibility includes maintenance, repair, replacement and painting (if painting is applicable).

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/ Furnace Units and Related Ducting – Servicing Unit (Replacement of air conditioning/ furnace units is subject to Board approval as set forth in Article 7 of the Declaration)	X	
Appliances – Unit - Built In	X	
Appliances – Unit - Freestanding	X	
Carpeting - Unit	X	
Caulking - Exterior		X
Caulking – Interior of Unit	X	
Ceilings – of Unit	X	
Common Area Improvements		X
Doors – Front/ Kitchen - of Unit - Frame and Door (except exterior painting/staining)	X	
Doors – Front/ Kitchen - of Unit - Locks, Hardware, and Replacement of Glass Insert	X	
Doors – Front/ Kitchen - of Unit - Painting/Staining - Exterior Surface		X
Doors – Front/ Kitchen - of Unit - Painting - Interior Surface	X	

COMPONENT(S)	OWNER	ASSN.
Doors – Front/ Kitchen - of Unit - Weatherstripping/Waterproofing	X	
Doors – Interior of Unit	X	
Drainage Systems (e.g., ditches, catch basins)		X
Drains - Bathtubs, Showers, Sinks, Appliances (solely servicing Unit)	X	
Drains – Common Area		X
Driveway/Parking Space - concrete and asphalt surfaces		X
Dryer Vents and Related Ducting (except in Common Area Laundry Room) – Cleaning, Repair and Replacement	X	
Drywall of Unit - Damage Repairs (e.g., cracks, inside minor localized water damage, dents, holes, etc.)	X	
Drywall - of Unit - Replace	X	
Electrical Panel/Circuit Breakers/Interior – Servicing Unit	X	
Electrical Switches, Sockets, Wall Plates – Interior of Unit	X	
Electrical Wiring – Wherever located that solely services Unit	X	
Electrical Wiring - Serving more than one Unit and in Common Area		X
Exhaust Fans – of Unit	X	
Exterior Condominium Building Surface		X
Exterior Faucets, Handles, Washers		X
Fences - Common Area		X
Floor Covering e.g., carpet, tile, vinyl, wood, etc.) - Unit	X	
Foundation/ Slab – of Unit		X
Front Entry Landings – of Unit		X
Garbage Disposal - Unit	X	

COMPONENT(S)	OWNER	ASSN.
Gas Lines – Outlets in Unit	X	
Gas Lines – All Others		X
Gas – Shut off valves servicing Unit	X	
Glass - Common Area		X
Glass - Windows/Doors – of Unit	X	
Gutters and Downspouts		X
Hose Bibs		X
Insulation – of Unit	X	
Landscaping - Common Area		X
Lighting Fixtures - Inside Dwelling Units	X	
Lighting Fixtures - Outside (Including on Patios and Balconies)		X
Painting – Interior of Unit	X	
Parking Space/ Lot - Asphalt Surfaces		X
Parking Space/ Lot - Covers		X
Patio/Balcony Deck Railings		X
Patio/Balcony – Structural Elements & Stucco		X
Patio/ Balcony - Slab/ Deck (Including Waterproofing Surfaces)		X
Patio/Balcony Cleaning and Maintenance	X	
Plumbing Fixtures - Inside Unit (toilets, tubs, sinks, faucets, etc.)	X	
Plumbing Lines Wherever located that solely service Unit	X	
Plumbing Lines - Serving more than one Unit and in Common Area		X
Pools, Spas, Equipment		X
Pressure Regulators		X
Roof Flashing and other Roofing Components (including sheathing)		X

COMPONENT(S)	OWNER	ASSN.
Roof Shingles/Tiles		X
Roof Vents (excluding dryer vents)		X
Sewer Backups		X
Sewer Lines - Serving more than one Unit and in Common Area		X
Sewer Lines – Wherever located that solely service Unit	X	
Sidewalks - Common Areas		X
Slab/ Foundation – of Unit		X
Sliding Patio/ Balcony Door Flashing/Waterproofing	X	
Sliding Patio/ Balcony Door Frames and Tracks	X	
Sliding Patio/ Balcony Door Hardware	X	
Sliding Patio/ Balcony Doors/Screens	X	
Spraying for Household Pests (ants, fleas, etc.) inside the Dwelling Unit	X	
Spraying for Landscaping Pests (ants, fleas, etc.) on the exterior of the Dwelling Unit		X
Stairs		X
Stucco – Repair, Replacement, Painting/Coloring		X
Termites/ Wood-Destroying Pests – Common Area and Exclusive Use Common Area - Eradication		X
Termites/ Wood-Destroying Pests – Unit - Eradication	X	
Termites/ Wood-Destroying Pests – Repair/Replacement of Damage to Unit, Exclusive Use Common Area & Any Improvement Owner is Required to Repair	X	
Termites – Repair/ Replacement of Damage to Common Area (except Exclusive Use Common Area)		X
Toilet – Unit - Wax Ring	X	
Trim - Wood - Exterior - Maintenance and Replacement		X

COMPONENT(S)	OWNER	ASSN.
Trim - Wood - Exterior - Painting		X
Walls - Bearing, Studs, Frames, Tiedowns, Other Structural Elements – of Unit		X
Walls - Non-bearing inside Unit	X	
Walls/ Gates – Perimeter		X
Wallpaper/Paneling - Unit	X	
Water Heater/ Boiler - Common Area		X
Water Heater – Servicing Unit	X	
Water Softener - Servicing Unit	X	
Windows and Screens- Servicing Unit	X	
Window Flashing, Frames, and Hardware- Servicing Unit	X	
Wiring - Cable TV/ Telephone- Servicing Unit	X	
Wiring - Electrical - Wherever located that solely services Unit	X	
Wiring - Electrical - Serving more than one Unit and in Common Area		X