



CONDOMINIUM MAINTENANCE MATRIX

SHADOW RUN CONDOMINIUM ASSOCIATION



*Association responsible for Interior finished ceilings, walls and flooring surfaces of all patios. Owners are responsible for patio landscaping only. **CC&Rs Article 2, Section 2.2.1.2; Article 5, Section 5.1.1**

TYPE OF ELEMENT

Part of Unit and Common Area

WHO MAINTAINS

Association/Owner

WHO PAYS

Association/Owner



Carports as designated to a Unit. Association responsible for maintaining and painting interior finished ceiling, walls and floor surfaces of all carports. **CC&Rs Article 2, Section 2.2.1.1, Article 5, Section 5.1.1

TYPE OF ELEMENT

Part of Unit and Common Area

WHO MAINTAINS

Association

WHO PAYS

Association



Interior of Unit, including but not limited to windows, glass, interior finished walls, floors, ceilings, doors (all portions), tiles, wallpaper, paint, carpet, cabinets, and any capital improvement built thereon or place within Unit. **CC&Rs Article 1, Section 1.6, Article 2 Section 2.2; Article 5 Section 5.2, Article 10 Section 10.5**

TYPE OF ELEMENT

Part of Unit

WHO MAINTAINS

Owner

WHO PAYS

Owner



Removal of trash of all areas except interior of Units. **CC&Rs Article 6, Section 6.3**

TYPE OF ELEMENT

Part of Common Area

WHO MAINTAINS

Association

WHO PAYS

Association



Bearing walls, columns, girders, subfloors, unfinished floors, walls and ceilings (not contained within a Unit); roofs, foundations; central chutes, conduits, pipes, plumbing, wires (except those allocated within a Unit) **CC&Rs Article 1, Section 1.6; Article 2 Section 2.2.2**

TYPE OF ELEMENT

Part of Common Area

WHO MAINTAINS

Association

WHO PAYS

Association





All improvements upon the Project or in the Common Area, including without limitation all recreational facilities designed for common use or enjoyment by the owners. **CC&Rs at Article 1 Section 1.6, Article II Section 2, Article V Sections 5.1.1 and 5.2**

TYPE OF ELEMENT

Part of Common Area

WHO MAINTAINS

Association

WHO PAYS

Association



All streets, drives, walkways and other means of ingress and egress, and all parking areas designed for common use or enjoyment by more than one Owner. **CC&Rs at Article 2 Section 2.2.2, Article 5 Section 5.1.1**

TYPE OF ELEMENT

Part of Common Area

WHO MAINTAINS

Association

WHO PAYS

Association



All sprinkler systems and landscaping of the Common Areas, and any and all compartments or installations of central services for public utilities and all other facilities, devices (i.e., fire sprinklers protruding into Unit), and premises designed for common use or enjoyment by more than one Unit owner. **CC&Rs Article I, Sections 1.6; Article 5 Section 5.1.1**

TYPE OF ELEMENT

Part of Common Area

WHO MAINTAINS

Association

WHO PAYS

Association



Maintenance of electricity, plumbing, water and other utilities serving a Unit, including any Interior pest control. **CC&Rs Article I, Section 1.6; Article 6, Section 6.1 and 6.3; Article 10 Section 10.5**

TYPE OF ELEMENT

Part of Unit

WHO MAINTAINS

Owner

WHO PAYS

Owner



Personal property, furnishings and other equipment installed and intended for the sole use and enjoyment of a Unit Owner including but not limited to any hot water heater, refrigerator, air conditioning and heating unit (any thermostat, switches, connections, ducts, lines, wires, pipes, etc.) within or serving a single Unit. **CC&Rs at Article 1 Section 1.6, Article 2 Section 2.2, Article 5 section 5.2 Article 10 Section 10.5**

TYPE OF ELEMENT

Part of Unit

WHO MAINTAINS

Owner

WHO PAYS

Owner



Unit windrows, glass; interior finished walls, floors, ceilings; doors (all portions); tiles, wallpaper, paint, carpet; cabinets; any capital improvements built in or placed within Unit; **CC&Rs Article I, Section 1.6; Article 2, Section 2.2; Article 5 Section 5.2; Article 10 Section 10.5**

TYPE OF ELEMENT

Part of Unit

WHO MAINTAINS

Owner

WHO PAYS

Owner

Be advised that even though the Association maintains, repairs and replaces the common area (common elements) and portions of the Property that serve more than one Unit (limited common elements) as a common expense, the Association may and should assess such costs to the Unit Owner if such repairs are necessitated by the Unit Owner or if such common expenses benefit one or more but fewer than all the Unit Owners. See A.R.S. § 33-1255(C).

In addition, Owners must keep their Units and any portion of limited common elements serving only their units, in good repair. Any failure to do so may prompt the Association to make necessary repairs, after Notice has been provided, thereby obligating the Owner to reimburse the Association for all such costs. See CC&Rs at Article 4 Section 4.4 and 10.5.

The Association is authorized to enter the Units to make any necessary inspections, maintenance, repairs or replacements to the Common Elements, Limited Common Elements or portions of the Unit. See CC&Rs at Article 10 Section 10.6. Any plumbing repairs that exist within the boundaries of the Unit would be the Owner's responsibility to repair. See CC&Rs at Article 1 Section 1.6 and Article 10 Section 10.5.

Additionally, a Unit Owner is responsible to repair any portion of plumbing that exists on the exterior portion of their Unit that serves only their unit. See A.R.S. § 33-1212 (1). In other words, if a Unit has plumbing that runs from inside their unit to a meter located on the exterior of the Unit or apart from the Unit, any portion that serves only that Unit will be the Owner's responsibility to maintain and repair. If a plumbing repair is required on a portion that serves more than one Unit or any of the Common Areas, that portion would be considered a common element and would be the Association's responsibility to repair. See CC&Rs at Article 1 Section 1.6.

*Regarding any flooring upgrades, the Association shall not be responsible for maintaining and repairing glass surfaces or capital improvements built or placed by an Owner on or within his Unit or within the patio or carport appurtenant thereto. Here, improvements would likely cover any flooring upgrades made to the Unit and the patio areas. See Article 5 section 5.2

**Regarding Storage Areas: If a storage area is designated for an individual owner, then the finished interior portions of any storage unit would be the responsibility of an owner. Article 2 Section 2.2.1.1.