







CONDOMINIUM MATRIX

VERITAS AT MCCORMICH RANCH CONDOMINIUM MAINTENANCE CHECKLIST

 <p>Patios and Balconies as designated on the Plat (non-structural portions only)</p> <p>Declaration Article VIII, Section 8.2(B) and Article III, Section 3.2.; Plat.</p>	<p>TYPE OF ELEMENT Part of Limited Common Element*</p>	
	<p>WHO MAINTAINS Owner</p>	<p>WHO PAYS Owner</p>
 <p>Assigned garages, including garage doors and windows, as designated on the Plat (non-structural portions only)</p> <p>Declaration Article VIII, Section 8.2(B)</p>	<p>TYPE OF ELEMENT Part of Limited Common Element*</p>	
	<p>WHO MAINTAINS Owner</p>	<p>WHO MAINTAINS Owner</p>
 <p>Buildings (exclusive of the Units therein), including without limitation the foundations, roofs, exterior and bearing walls, floors, ceilings, and structural portions of the Limited Common Elements.</p> <p>Declaration Article VIII, Section 8.1 and Article III, Section 3.2.</p>	<p>TYPE OF ELEMENT Part of General Common Element**</p>	
	<p>WHO MAINTAINS Association</p>	<p>WHO PAYS Association</p>
 <p>Trash receptacles and removal of trash of all areas except interior of Units and Restricted General Common Elements.</p> <p>Declaration Article VIII, Section 8.1 and Article X, Section 10.3</p>	<p>TYPE OF ELEMENT Part of General Common Element**</p>	
	<p>WHO MAINTAINS Association</p>	<p>WHO MAINTAINS Association</p>



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Unfinished surfaces of the perimeter walls, floors, and ceilings surrounding the respective Units.

Declaration Article VIII, Section 8.1 and Article I, Section 1.13.

TYPE OF ELEMENT
Part of General Common Element**

WHO MAINTAINS
Association

WHO PAYS
Association



All improvements upon or to the General Common Elements, including the swimming pool and other recreational facilities designed for common use or enjoyment by more than the Owners of a single Unit.

Declaration Article VIII, Section 8.1 and Article I, Section 1.13.

TYPE OF ELEMENT
Part of General Common Element**

WHO MAINTAINS
Association

WHO PAYS
Association



All portions of the parking areas, mailboxes, fountains, planters, the private streets and drives, sidewalks, landscaping, irrigation systems, lighting, and light fixtures in the Common Elements, and recreational areas. Lights that are not controlled by a switch inside the unit are considered a common element.

Declaration Article VII, Section 7(d), Article II, Section 2.2

TYPE OF ELEMENT
Part of General Common Element**

WHO MAINTAINS
Association

WHO MAINTAINS
Association



All sprinkler systems, landscaping, all compartments, or installations of central services for public utilities, and all other facilities, devices, and premises not part of the Unit or designated as a Limited Common Element.

Declaration Article VIII, Section 8.1 and Article I, Section 1.13; Article III, Section 3.2(B).

TYPE OF ELEMENT
Part of General Common Element**

WHO MAINTAINS
Association

WHO PAYS
Association



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Maintenance of electricity, plumbing, water, and other utilities serving a Unit.

Declaration Article VIII, Section 8.2(B); Article III, Section 3.2, and Article IV, Section 4.3(A)

TYPE OF ELEMENT

Part of Unit

WHO MAINTAINS

Owner

WHO MAINTAINS

Owner



Items of equipment installed and intended or allocated for the sole use and enjoyment of the Owner of the Unit, including without limitation any heating or air conditioning unit or other apparatus, is a Limited Common Element.

Declaration Article VIII, Section 8.2(B) and Article III, Section 3.2(B)

TYPE OF ELEMENT
Part of Limited Common Element*

WHO MAINTAINS

Owner

WHO MAINTAINS

Owner



Unit windows, and interior of Unit cleanliness, and trash removal from the Unit.

Declaration Article VIII, Section 8.2(D) and Article III, Section 3.2(A)

TYPE OF ELEMENT

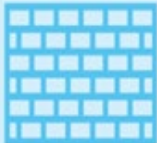
Part of Unit

WHO MAINTAINS

Owner

WHO MAINTAINS

Owner



Walls, partitions, ceilings, and floors which are contained in an owner's respective Unit.

Declaration Article VIII, Section 8.2(D) and Article III, Section 3.2(A) and (B)

TYPE OF ELEMENT
Part of Unit or Limited Common Element*

WHO MAINTAINS

Owner

WHO MAINTAINS

Owner



Pests and termites inside Unit interiors

Declaration Article VII, Section 7.4

TYPE OF ELEMENT

Part of Unit

WHO MAINTAINS

Owner

WHO MAINTAINS

Owner



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VERITAS AT MCCORMICH RANCH CONDOMINIUM MAINTENANCE CHECKLIST



Pests and termites exteriors, including the exterior of buildings.

Declaration Article VII, Section 7.4

TYPE OF ELEMENT
**Part of Limited Common or General
Common Element****

WHO MAINTAINS
Association

WHO MAINTAINS
Association

** Limited Common Elements are part of the General Common Elements, but they are subject to an easement for the exclusive use and enjoyment of the Owners of the apartment to which they are assigned, as an inseparable appurtenance to said apartment. Although Owners are responsible for the non-structural portion of Limited Common Elements, the Association is responsible for the structural portions pursuant to the Declaration at Article VIII, Section 8.1.*

*** CC&Rs Article VIII, Section 8.1 lists potential General Common Areas, including but not limited to, residential Building exteriors, all portions of the parking areas, mailboxes, fountains, planters, the private streets and drives, sidewalks, landscaping, irrigation systems, lighting and light fixtures in the Common Elements, and recreational areas. Section 1.13 defines Common Elements as "all portions of the Condominium other than the Units, including, without limitation, Limited Common elements and any recreational amenities, walkway areas, streets, parking areas and private drives."*

Any common expense associated with the maintenance, repair or replacement of a limited common element shall be equally assessed against the units to which the limited common element is assigned. A.R.S. § 33-1255(C)(1).

Any common expense or portion of a common expense benefiting fewer than all of the units shall be assessed exclusively against the units benefited. A.R.S. § 33-1255(C)(2).

Each Unit Owner shall be liable to the Association, to the extent permitted by Applicable Laws, for any damage to the Common Elements or the Improvements, or equipment thereon, which results from the negligence or willful misconduct, by act or omission, of the Unit Owner or that Owner's family members, tenants, guests, invitees and pets. The cost to the Association of any such repair, maintenance or replacement required by such act or omission of a Unit Owner shall be assessed against the Unit Owner pursuant to Subsection 10.4(D) of the Declaration. See Article VIII, Section 8.4 of the Declaration.