

**MAINTENANCE GUIDE**  
**FOR OWNERS ASSOCIATION OF MONACO CONDOMINIUMS, INC.**  
**BASED ON DECLARATION OF CONDOMINIUM AND OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR**  
**MONACO CONDOMINIUMS\*\***  
**Adopted July 17, 2025**

**\*\* NOTES:**

- This Maintenance Guide for Owners Association of Monaco Condominiums, Inc. (“Association”) is intended for reference only as a convenient guide for the homeowners. It does not establish legal obligations and is not a legal document. The Declaration of Condominium and of Covenants, Conditions and Restrictions for Monaco Condominiums (“CC&Rs” or “Declaration”) is the legal contract among the Association and the owners.
- If a Unit Owner, or the Unit Owner’s tenants, guests, family, invitees, or pets for any reason causes the need for maintenance, repair, or replacement of any Common Elements, the Unit Owner who, or whose tenants, guests, family, invitees, or pets, caused the damage or otherwise created the need for maintenance, repair, or replacement is financially responsible for the same. *See* Article 5, Section 5.3; Article 5, Section 5.4; Article 7, Section 7.2.5
- All citations to specific sections below refer to the CC&Rs unless stated otherwise.

<b>Item</b>	<b>Classification</b>	<b>Maintenance Responsibility</b>	<b>Maintenance Description</b>	<b>Party Responsible for Cost</b>
Interior unfinished surfaces of the Unit's perimeter walls, floors, ceilings, doors, and windows  <i>Article 2, Section 2.2.1;</i> <i>Article 5, Section 5.2.1</i>	Unit <sup>1</sup>	Unit Owner	Maintain, repair, replace, and restore	Unit Owner
Underside of finished but undecorated ceiling of Unit, top of finished but undecorated flooring of Unit, and interior of finished but undecorated walls of Unit  <i>Article 2, Section 2.2.1;</i> <i>Article 5, Section 5.2.1</i>	Unit	Unit Owner	Maintain, repair, replace, and restore	Unit Owner
Lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, finished flooring, and any other materials constituting part of the finished surfaces of the Unit's walls, floors, and ceiling  <i>Article 2, Section 2.2.1;</i> <i>Article 5, Section 5.2.1</i>	Unit	Unit Owner	Maintain, repair, replace, and restore	Unit Owner

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<sup>1</sup> A "Unit" is the discrete real property within the Condominium that each Unit Owner owns, as more particularly defined in Article I, Section 1.2.36, delineated by the boundaries described in Article 2, and identified numerically on the Condominium's Plat map.

Openings and outlets of all utility installations within the Unit and Unit walls  <i>Article 2, Section 2.2.1; Article 5, Section 5.2.1</i>	Unit	Unit Owner	Maintain, repair, replace, and restore	Unit Owner
All spaces, interior partitions that are bearing walls, and any other fixtures or improvements within the Unit Boundaries  <i>Article 2, Section 2.2.4; Article 5, Section 5.2.1</i>	Unit	Unit Owner	Maintain, repair, replace, and restore	Unit Owner
Doors and windows in exterior walls of the Unit  <i>Article 2, Section 2.2.1; Article 2, Section 2.6.1 Article 5, Section 5.2.2</i>	Limited Common Element <sup>2</sup>	Unit Owner (of allocated Unit)	Maintenance and repair	Unit Owner (of allocated Unit)
Glazing, sashes, frames, sills, thresholds, hardware, flashing, and other components of doors and windows in exterior walls of Unit  <i>Article 2, Section 2.6.1; Article 5, Section 5.2.2</i>	Limited Common Element	Unit Owner (of allocated Unit)	Maintenance and repair	Unit Owner (of allocated Unit)

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<sup>2</sup> The “Limited Common Elements” are a subset of the Common Elements that are allocated exclusively to the use and/or benefit of a particular Unit or particular Units. *See* Article 1, Section 1.2.25. Certain items identified in this Guide as Common Elements may be Limited Common Elements depending on where they are located within the Condominium.

<p>Chute, flue, duct, wire, conduit, bearing wall, bearing column, heating or air conditioning unit, or apparatus or other fixture (portion within Unit)</p> <p><i>Article 2, Section 2.2.2; Article 5, Section 5.2.2</i></p>	Unit	Unit Owner	Maintenance and repair	Unit Owner
<p>Chute, flue, duct, wire, conduit, bearing wall, bearing column, heating or air conditioning unit, or apparatus or other fixture (portion outside Unit serving only the Unit)</p> <p><i>Article 2, Section 2.2.2; Article 2, Section 2.6.1; Article 5, Section 5.2.2</i></p>	Limited Common Element	Unit Owner (of allocated Unit)	Maintenance and Repair	Unit Owner (of allocated Unit)
<p>Shutters, awnings, window boxes, doorsteps, stoops, porches, all parts of exterior doors and windows, or other fixtures serving a single Unit but located outside of the Unit's boundaries</p> <p><i>Article 2, Section 2.2.5; Article 5, Section 5.2.2</i></p>	Limited Common Elements	Unit Owner (of allocated Unit)	Maintenance and repair	Unit Owner (of allocated Unit)

Stairways, second-story walkways, and landings  <i>Article 2, Section 2.2.5;</i> <i>Article 5, Section 5.1.1;</i> <i>Article 7, Section 7.2.4</i>	Limited Common Element	Association	Maintain, repair, and make necessary improvements	Association <sup>3</sup>
Private Patio or Balcony <sup>4</sup> adjoining or attached to a Unit (other than structural elements)  <i>Article 2, Section 2.2.3;</i> <i>Article 5, Section 5.1.1;</i> <i>Article 5, Section 5.2.2</i>	Limited Common Element	Unit Owner (of allocated Unit)	Maintenance and repair	Unit Owner (of allocated Unit)
Assigned Carport <sup>5</sup>  <i>Article 2, Section 2.2.3;</i> <i>Article 5, Section 5.1.1;</i> <i>Article 7, Section 7.2.4</i>	Limited Common Element	Association	Maintain, repair, and make necessary improvements	Association
Gas, electric, or water meter serving only one Unit  <i>Article 2, Section 2.6.1;</i> <i>Article 5, Section 5.2.2</i>	Limited Common Element	Unit Owner (of allocated Unit)	Maintenance and repair	Unit Owner (of allocated Unit)
Heating and air conditioning units and related equipment serving only one Unit	Limited Common Element	Unit Owner (of allocated Unit)	Maintenance and repair	Unit Owner (of allocated Unit)

<sup>3</sup> The maintenance and repair of certain specific Limited Common Elements is assigned to the Association, and the costs of that maintenance and repair are assessed to all Unit Owners as a Common Expense. *See* Article 7, Section 7.2.4.

<sup>4</sup> The boundaries of a Patio or Balcony are the unfinished floor surface of the Patio or Balcony, a horizontal plane at the height of the Unit's unfinished ceiling, the exterior wall of the Building to which the Patio or Balcony attaches, and the interior finished surface of the fence, railing, or wall enclosing the Patio or Balcony.

<sup>5</sup> See Exhibit B to the CC&Rs for the assignments of the Carports.

<i>Article 2, Section 2.6.1; Article 5, Section 5.2.2</i>				
Natural gas, cable television, and electric pipes, lines, or meters serving only one Unit (portion within Unit)  <i>Article 2, Section 2.6.1; Article 5, Section 5.2.1</i>	Unit	Unit Owner	Maintain, repair, replace, and restore	Unit Owner
Natural gas, cable television, water, and electric pipes, lines, or meters serving only one Unit (portion outside Unit)  <i>Article 2, Section 2.6.1; Article 5, Section 5.2.2</i>	Limited Common Element	Unit Owner (of allocated Unit)	Maintenance and repair	Unit Owner (of allocated Unit)
All portions of Unit's walls, floors, and ceilings external to the Unit boundaries described above  <i>Article 2, Section 2.2.1; Article 5, Section 5.1.1</i>	Common Element <sup>6</sup>	Association	Maintain, repair, and make necessary improvements	Association
Chute, flue, duct, wire, conduit, bearing wall, bearing column, heating or air	Common Element	Association	Maintain, repair, and make necessary improvements	Association

<sup>6</sup> The "Common Elements" are all property and areas within the Condominium outside of the boundaries of the Units. *See* Article 1, Section 1.2.10.

conditioning unit, or apparatus or other fixture (portion outside Unit serving more than one Unit or the Common Elements)  <i>Article 2, Section 2.2.2; Article 5, Section 5.1.1</i>				
Building <sup>7</sup> exteriors  <i>Article 5, Section 5.1.1</i>	Common Element	Association	Maintain, repair, and make necessary improvements	Association
Roofs of Buildings  <i>Article 5, Section 5.1.1</i>	Common Element	Association	Maintain, repair, and make necessary improvements	Association
Structural elements of Patios and Balconies (walls, ceilings, railings, and unfinished floors)  <i>Article 2, Section 2.2.3; Article 5, Section 5.1.1</i>	Limited Common Element	Association	Maintain, repair, and make necessary improvements	Association
Walls and fences dividing Condominium from external property  <i>Article 5, Section 5.1.1.</i>	Common Element	Association	Maintain, repair, and make necessary improvements	Association
Private drives, parking areas, covered parking structures, and	Common Element /	Association	Maintain, repair, and make necessary improvements	Association

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<sup>7</sup> “Building” is defined as any one of the fourteen structures that contain the Units. *See* Article 1, Section 1.2.6

sidewalks within Condominium  <i>Article 5, Section 5.1.1; Article 7, Section 7.2.4</i>	Limited Common Element (Assigned Carports)			
Landscaping, irrigation, and sprinkler systems within the common grounds  <i>Article 5, Section 5.1.1</i>	Common Element	Association	Maintain, repair, and make necessary improvements	Association
Lighting and light fixtures on Condominium property outside of Units  <i>Article 5, Section 5.1.1</i>	Common Element	Association	Maintain, repair, and make necessary improvements	Association
Private water and sewer lines (other than lines serving only one Unit within the Unit, lines allocated as Limited Common Elements, or lines the City or utility company maintains)  <i>Article 5, Section 5.1.1; Article 5, Section 5.1.3</i>	Common Element	Association	Maintain, repair, and make necessary improvements	Association
Clubhouse  <i>Article 5, Section 5.1.1</i>	Common Element	Association	Maintain, repair, and make necessary improvements	Association
Community pools  <i>Article 5, Section 5.1.1</i>	Common Element	Association	Maintain, repair, and make necessary improvements	Association



Laundry rooms and equipment  <i>Article 5, Section 5.1.1</i>	Common Element	Association	Maintain, repair, and make necessary improvements	Association
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