

Windsor Gardens, Inc. – Maintenance Matrix

Category of Property	Party Responsible for Maintenance
<p>Units:</p> <ul style="list-style-type: none"> - Interior unfinished surfaces of perimeter walls, floors, ceiling, windows and doors - Kitchen range - Dishwashers - Garbage disposal units - Any other similar built-in household appliances - Electrical outlets 	<p>Unit Owners, see CC&Rs at Section 5.1</p>
<p>Restricted Common Elements (except for any structural components and parking spaces), defined as items for which one Unit has <i>exclusive use</i>:</p> <ul style="list-style-type: none"> - Shutters - Awnings - Window boxes - Doorsteps - Stoops - Exterior doors - Windows - Heating, cooling, and air conditioning systems and equipment exclusively serving one Unit - Any other fixture designed to serve a single Unit but located outside the boundaries of the Unit, i.e. the four walls, ceiling, and floor of the Unit. 	<p>Unit Owners, see CC&Rs at Section 5.1</p>
<p>Structural components of Restricted Common Elements:</p> <ul style="list-style-type: none"> - Bearing walls - Columns - Vertical supports - Floors - Roofs - Foundations - Patio walls and railings - Fences - Porches - Entry ways - Pipes - Ducts - Flues - Conduits - Wires - Any other utility installations (except for electrical outlets) 	<p>The Association, see CC&Rs at Section 5.0</p>
<p>Parking spaces (covered and uncovered)</p>	<p>The Association, see CC&Rs at Section 5.0</p>
<p>General Common Elements:</p> <ul style="list-style-type: none"> - Anything not contained within the categories above. 	<p>The Association, see CC&Rs at Section 5.0</p>