

Mesa Coronado I Association

MAINTENANCE MATRIX

ITEM	TYPE OF ELEMENT	WHO MAINTAINS?	WHO PAYS?
Common Element Expenses – Maintenance and repair of Common Elements, including utilities, taxes and assessments if any. Article VI, Section 1, Bylaws	Common Element	Association	Association*
Common Elements Section 12, CC&Rs; see definition in Section 1.4).	Common Element	Association	Association*†
Owner’s Unit – All maintenance, repairs and replacements within unit. Section 12, CC&Rs.	Part of Unit	Unit Owner	Unit Owner
Owner’s Unit – Where a failure to upkeep and repair within an Owner’s own unit will affect the Regime in its entirety or another Owner(s) and the Unit Owner fails to make repairs within 30 days notice. Article VI, Section 3(a), Bylaws	Part of Unit	Association	Unit Owner
Water, light, gas, power, sewage, telephone, air conditioning, doors, windows, lamps and other accessories located <u>within the Unit</u> . Article VI, Section 3(b), Bylaws	Part of Unit	Unit Owner	Unit Owner
Water, light, gas, power, sewage, telephone, air conditioning, doors, windows, lamps and other accessories located <u>outside the Unit to be served</u> . Article VI, Section 3(b), Bylaws	Part of Unit	Association	Association*
Damages to any Unit or the paint, wallpaper, carpeting, or other furnishings or personal property caused as the result of a leak or other damage to the roof. Section 22, CC&Rs.	Part of Unit	Unit Owner	Unit Owner (unless the below clause applies)
Damage to paint or wallpaper caused by the failure of the Association to use reasonable efforts to repair any roof leak after receiving written notice thereof from the Owner of the affected Unit. Section 22, CC&Rs.	Part of Unit	Association	Association
Redecoration of Units to the extent made necessary by any damage caused by defect in or by maintenance or repair work by the Association on the Common Elements. Section 14, CC&Rs, see also Section 22 regarding roof leaks and repairs.	Part of Unit	Association	Association
Surfaces of the interior of the perimeter walls, floors, ceilings, and other surfaces within the Unit Section 14, CC&Rs.	Part of Unit	Unit Owner	Unit Owner
Carpeting and/or other sound conditioned floor covering on all floors but kitchens, bathrooms, and laundry areas. Section 17, CC&Rs.	Part of Unit	Unit Owner	Unit Owner
Maintenance of Party Walls. Section 19 (a), CC&Rs.	Party Wall	Adjoining Unit Owners	Adjoining Unit Owners
Maintenance of Party Walls when damaged/destroyed through the act of the Owner of one adjoining Unit, or any of his guests, tenants, licensees, agents or members of his family or other person for whom the Owner is responsible. Section 19 (b), CC&Rs.	Party Wall	Unit Owner who caused the damage	Unit Owner who caused the damage**
Furnishing protection from the elements for Party Walls when a negligent or willful act causes the wall to be exposed to the elements. Section 19 (c), CC&Rs.	Party Wall	Unit Owner who caused the damage	Unit Owner who caused the damage**
Leaks or other damage to the roofs of any of the Buildings. Section 22, CC&Rs.	Appurtenant Apartment Property	Association	Benefitted Unit Owner(s)†

Any portion of the air-conditioning/heating system which exclusively services an Owner's unit. Section 12, CC&Rs.	Appurtenant Apartment Property	Unit Owner	Unit Owner
Owner's patio and balcony areas (to be maintained in a neat and attractive state). Section 12, CC&Rs.	Appurtenant Apartment Property	Unit Owner	Unit Owner

*Willful or negligent acts of an Owner, family member, guest, or other authorized occupant or visitor of such Owner, or other person for whom such Owner may be responsible, or household pet, damage shall be caused to the Common Elements or to a Unit or Units owned by others, or maintenance, repairs or replacements shall be required which would otherwise be a Common Expense, then such Owner shall, to the extent required by law and not covered by the Association's insurance, pay for such damage and for such maintenance, repairs and replacements as may be determined by the Board. **Section 12, CC&Rs, see also Article VI, Section 3(c), Bylaws.**

† In addition, even though the Association is responsible to maintain, repair or replace the General Common Elements, pursuant to A.R.S. § 33-1255(C), the Association may pass the common expenses incurred through to the Unit Owner if the common expenses benefit fewer than all the owners or if the owner is responsible for the damages.

** In the event of a dispute between Owners with respect to the repair or rebuilding of a party wall or with respect to the sharing of the cost thereof, the matter will be decided by the Board of Directors, whose decision is final and binding. **Section 19 (e), CC&Rs.**