

## Maintenance and Repair Matrix for Northview Condos, Inc.

This matrix generally outlines the maintenance and repair responsibilities of Owners and the Association. Absent negligence or intentional conduct, financial responsibility will usually follow this matrix, but not always. Unusual factual scenarios may also result in different obligations, so you should consult with your management and/or legal professional under these circumstances.

An Owner has a separate interest in his/her own condominium Unit's dwelling space and the adjacent/appurtenant balcony space (see the Condominium Plan paragraph 7). An owner also has certain rights and obligations over the garage parking space allocated/assigned to such owner's Unit, as exclusive use common area, also known as restricted common area (see the Condominium Plan paragraph 13). The remainder of the property is Association common area, in which each owner has an undivided interest in the same with all of the other owners (see the Condominium Plan paragraph 2).

Under Civil Code section 4775 (effective January 1, 2017), if the Association's Declaration of Restrictions (commonly referred to as the CC&Rs) is silent, 1) the Association must repair, replace and/or maintain the common area, 2) an owner must repair, replace and/or maintain the owner's own separate interest, and 3) if exclusive use common area is involved, the applicable owner of such must maintain and the Association must repair and/or replace.

Pertinent portions of the CC&Rs are attached as Exhibit "A" hereto, and pertinent portions of the Condominium Plan are attached as Exhibit "B" hereto.

Furthermore, if the walls, ceiling, floors, doors or any other portion of the Common Area forming the boundaries of a Unit have been damaged from within the Unit, notwithstanding that such damage may have been to the Common Area, the Owner of the Unit shall be responsible for repairing such damage in a timely manner, under the CC&Rs Article VII section 2(d).

Item	Association	Owners
Air Conditioning to a single condominium Unit, CC&R's Articles I § 8 and VII § 2(a)		X
Air Conditioning to Clubhouse, CC&R's Articles I § 8 and VII § 1(a)	X	
Alternate food and lodging, during fumigation or other association repairs, Civil Code section 4775(b)		X
Bearing walls, CC&R's Articles I § 8 and VII § 1(a)	X	
Cabinets within a Residence, CC&R's Articles I § 13, § 31 and VII § 2(a)		X
Cameras in common areas, CC&R's Articles I § 8 and VII § 1(a)	X	
Chimney (vent for gas fireplace) exterior surface, CC&R's Articles I § 8 and VII § 1(a)	X	
Chutes (except the outlets thereof when located within the Units), CC&R's Articles I § 8, and VII § 1(a)	X	

Item	Association	Owners
Chutes (only the outlets thereof when located within the Units), CC&R's Articles I § 8, § 13, § 31 and VII § 2(a)		X
Columns, CC&R's Articles I § 8 and VII § 1(a)	X	
Common Areas (in general, unless otherwise specified), CC&R's Articles I § 8 and VII § 1(a)	X	
Conduits (except the outlets thereof when located within the Units), CC&R's Articles I § 8 and VII § 1(a)	X	
Conduits (only the outlets thereof when located within the Units), CC&R's Articles I § 8, § 13, § 31 and VII § 2(a)		X
Damage to walls, ceiling, floors, doors or any other portion of the Common Area forming the boundaries of a Unit if caused from within the Unit, CC&R's Article VII § 2(d)		X
Deck supporting and surrounding structure, and any railing, appurtenant to a condominium Unit, CC&R's Articles I § 8 and VII § 1(a)	X	
Deck finished ground or floor surface only, appurtenant to a condominium Unit (defined as part of the condominium unit on the condominium plan), CC&R's Articles I § 13, § 31 and VII § 2(a)		X
Door locks, latches, handles, weather stripping and hardware designed to serve a single Condominium separate interest, maintenance only, Civil Code section 4775		X
Door locks, latches, handles, weather stripping and hardware designed to serve a single Condominium separate interest, repair only, Civil Code section 4775	X	
Doors (exterior) designed to serve a single separate interest (includes, without limitation, front door itself), maintenance only, Civil Code section 4775		X
Doors (exterior) designed to serve a single separate interest (includes, without limitation, front door itself), repair only, Civil Code section 4775	X	
Drains in common area, CC&R's Articles I § 8 and VII § 1(a)	X	
Driveway in common area, CC&R's Articles I § 8 and VII § 1(a)	X	
Ducts (except the outlets thereof when located within the Units), CC&R's Articles I § 8 and VII § 1(a)	X	
Ducts (only the outlets thereof when located within the Units), CC&R's Articles I § 8, § 13, § 31 and VII § 2(a)		X
Electrical equipment in the Common Areas, CC&R's Articles I § 8, § 10 and VII § 1(a)	X	
Elevators (two), CC&R's Articles I § 8, § 10 and VII § 1(a)	X	
Exterior lighting serving only one Unit, by front door and/or on exclusive use deck, maintenance (including replacement of bulb), Civil Code section 4775		X

Item	Association	Owners
Exterior lighting serving only one Unit, by front door or on exclusive use deck, repair and/or replacement of fixture, Civil Code section 4775	X	
Fencing, outdoor, CC&R's Articles I § 8 and VII § 1(a)	X	
Firebox portion of fireplace within the unit (gas fireplace), CC&R's Articles I § 13, § 31 and VII § 2(a)		X
Fixtures within a Residence, CC&R's Articles I § 13, § 31 and VII § 2(a)		X
Flooring (finished, within a Unit), CC&R's Articles I § 31 and VII § 2(a)		X
Floors (unfinished within a Unit, such as plywood, concrete and/or common area flooring), CC&R's Articles I § 8 and VII § 1(a)	X	
Forced air heating within Units serving a single separate interest, CC&R's Articles I § 13, § 31 and VII § 2(a)		X
Foundations and foundation slabs, CC&R's Articles I § 8 and VII § 1(a)	X	
Fumigation of building from wood destroying pests/organisms, CC&R's Articles I § 8 and VII § 1(a)	X	
Fumigation, cost of an Owner's relocation - Civil Code section 4775 (b)		X
Garage structure, CC&R's Articles I § 8 and VII § 1(a)	X	
Garage parking structure and flooring maintenance other than assigned spaces, in general, CC&R's Articles I § 8 and VII § 1(a)	X	
Garage space assigned to owner for his/her exclusive use, maintenance only, CC&R Article VII § 2(e)		X
Garage space assigned to owner for his/her exclusive use, repair only, Civil Code section 4775	X	
Heating equipment (forced air) located within a Unit, CC&R's Articles I § 13, § 31 and VII § 2(c)		X
Improvements within a Unit or improvements/upgrades at Owner's election, CC&R's Articles I § 13, § 31 and VII § 2(a)		X
Irrigation Equipment, CC&R's Articles I § 8 and VII § 1(a)	X	
Landscaping in common areas and potted plants owned by the Association in common areas, CC&R's Articles I § 8 and VII § 1(a)	X	
Landscaping (pots, plantar boxes) within or about an owner's deck and potted plants owned by owners if placed in common areas, CC&R's Articles I § 13, § 31 and VII § 2(a)		X
Lighting common areas, CC&R's Articles I § 8 and VII § 1(a)	X	
Lot upon which the structures are located and airspace above the structures, CC&R's Articles I § 8 and VII § 1(a)	X	
Mail box area, CC&R's Articles I § 8 and VII § 1(a)	X	
Mail box assigned to a specific owner, owner must maintain, Civil Code section 4775		X

Item	Association	Owners
Mail box assigned to a specific owner, Association must repair and/or replacement, Civil Code section 4775	X	
Mechanical equipment in the common areas, CC&R's Articles I § 8 and VII § 1(a)	X	
Meeting room (Clubhouse) in the common area, CC&R's Articles I § 8 and VII § 1(a)	X	
Paint (interior of Unit), CC&R's Articles I § 13, § 31 and VII § 2(a)		X
Paint (exterior of Building), CC&R's Articles I § 8 and VII § 1(a)(1)	X	
Party walls (outside of Units), CC&R's Articles I § 8 and VII § 1(a)	X	
Parking areas, general, driveways and striping of parking spaces, CC&R's Articles I § 8 and VII § 1(a)	X	
Parking space assigned to owner, exclusive use common area, maintenance and cleaning, Civil Code section 4775		X
Parking space assigned to owner, exclusive use common area, structural repair, Civil Code section 4775	X	
Pipes, including gas, water or waste in common area, CC&R's Articles I § 8 and VII § 1(a)	X	
Pipes, including gas, water or waste within a Unit (and the outlets thereof when located within the Units), CC&R's Articles I § 8, § 13, § 31 and VII § 2(a)		X
Recreational areas, pool and spa located on the common area, CC&R's Articles I § 8 and VII § 1(a)	X	
Relocation expenses of owner during any Association repairs and/or maintenance, fumigation, etc., Civil Code section 4775		X
Roofs, CC&R's Articles I § 8 and VII § 1(a)	X	
Satellite dish serving a single Unit (on roof tripod) Civil Code section 4775		X
Screens, windows, serving a single Unit, maintenance only, Civil Code section 4775		X
Screens, windows, serving a single Unit, repair only, Civil Code section 4775	X	
Screens, front door, serving a single Unit, optional improvement, CC&R's Articles I § 13, § 31 and VII § 2(a)		X
Sewers, main lines, CC&R's Articles I § 8 and VII § 1(a)	X	
Stairways, CC&R's Articles I § 8 and VII § 1(a)	X	
Storm Drains, CC&R's Articles I § 8 and VII § 1(a)(iv)	X	
Storage areas within a Unit (bounded by the interior unfinished surfaces of the Unit's ceiling, floors, perimeter walls and doors and everything contained within those boundaries), CC&R's Articles I § 13, § 31 and VII § 2(a)		X

Item	Association	Owners
Storage area cabinet associated with an exclusive use parking space for such owner's exclusive use, optional improvement, Civil Code section 4775		X
Storage structures and cabinets in common areas (other than storage areas within a Unit and/or associated with Unit owner's exclusive use parking space), CC&R's Articles I § 8 and VII § 1(a)	X	
Telephone wiring (internal and external) designed to serve a single separate interest, but located outside the boundaries of the separate interest, CC&R's Articles I § 13, § 31 and VII § 2(a)		X
Trash Chute, CC&R's Articles I § 8 and VII § 1(a)	X	
Trash Receptacles, Common Areas, CC&R's Articles I § 8 and VII § 1(a)	X	
Units (bounded by and including the interior surfaces of the walls, floors, ceilings, windows and doors), CC&R's Articles I § 13, § 31 and VII § 2(a)		X
Utilities (centrally metered), CC&R's Articles I § 8 and VII § 1(a)	X	
Utility installations, not otherwise specified (except the outlets thereof and utilities located within the Units), CC&R's Articles I § 8 and VII § 1(a)	X	
Utility installations, not otherwise specified (outlets and other utilities within the Units), CC&R's Articles I § 13, § 31 and VII § 2(a)		X
Vents, bathroom and dryer serving a Unit, maintenance, Civil Code section 4775		X
Vents, bathroom and dryer serving a Unit, repair and/or replace, Civil Code section 4775	X	
Walkways, outside and common areas, CC&R's Articles I § 8 and VII § 1(a)	X	
Wall coverings (within a Unit), CC&R's Articles I § 13, § 31 and VII § 2(a)		X
Water Heaters that serve a Unit, CC&R's Articles I § 13, § 31 and VII § 2(a)		X
Window glass, designed to serve a single condominium unit separate interest (both interior and exterior cleaning, and replacement), CC&R's Articles I § 13, § 31 and VII § 2(b)		X
Wires (except the outlets thereof when located within the Units), CC&R's Articles I § 8 and VII § 1(a)	X	
Wires (only the outlets thereof when located within the Units), CC&R's Articles I § 8, § 13, § 31 and VII § 2(a)		X