

MUTUAL 40 -- MAINTENANCE MATRIX								
#	CC&R SECTIONS	COMPONENTS	MUTUAL			OWNER		
			MAINTAIN	REPAIR	REPLACE	MAINTAIN	REPAIR	REPLACE
1	6.1	<b>Common Area</b> — Installed by original developer or the Mutual	X	X	X			
2	6.2; Article 7; CC&Rs; Architectural Rules	<b>Exclusive Use Common Area (EUCA)</b> — Board to approve any alterations, modifications, or replacement of EUCA.	X	X	X			
3	6.2.1 (a); (b)	<b>Assigned Parking Spaces</b> — Owner to maintain broom clean	X	X	X	X		
4	6.2.2 (a)	<b>Balcony and Elevated Walkway</b> — Original structural components; comply with CA Senate Bill No. 326	X	X	X			
5	6.2.2 (b); M40 Rules	<b>Balcony and Elevated Walkway</b> — Owner to maintain broom clean; see CC&Rs Section 6.2.2 (b) and M40 Rules for specific limitations.				X	X	X
6	6.2.3 (a)	<b>Cable, Electrical, Telephone, Telecommunications</b> — Electrical wiring from meter up to and including the circuit breaker box installed by builder, except if altered/replaced by Unit Owner	X	X	X			
7	6.2.3 (b)	<b>Cable, Electrical, Telephone, Telecommunications</b> — Electrical wiring/cable within the walls; any alterations/replacements during a permitted alteration project; telephone, telecommunications/cable wiring serving the Unit				X	X	X
8	6.2.4 (a); 6.2.4 (b)	<b>Carports</b> — Mutual responsible for carport structure/roof; Owner to maintain broom clean	X	X	X	X		
9	6.2.5 (a)	<b>Chimney, Caps &amp; Flues</b> — Exterior surfaces and components	X	X	X			
10	6.2.5 (b)	<b>Chimney, Caps &amp; Flues</b> — Interior surfaces, including periodic chimney component cleaning				X	X	X

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			MAINTAIN	REPAIR	REPLACE	MAINTAIN	REPAIR	REPLACE
11	6.2.6 (a)	<b>Common Area Disability Accommodations</b> — All Common Area, except chair lifts	X	X	X			
12	6.2.6 (b)	<b>Common Area Disability Accommodations</b> — Owner pays for Board-approved disability modifications and chair lifts.				X	X	X
13	6.2.7 (a)	<b>Dryer Vent Lines &amp; Vent Caps</b> — Dryer vent lines and cap; rodent-deterrent wired barrier	X	X	X			
14	6.2.7 (b)	<b>Dryer Vent Lines &amp; Vent Caps</b> — Dryer vent lines in wall/attic, including periodic cleaning				X	X	X
15	6.2.8; M40 Rules	<b>Electric Vehicle Charging Stations (EVCS)</b> — Owner pays for Board-approved installation of an EVCS and removal; includes cost to restore Common Area to pre-installation condition.				X	X	X
16	6.2.9 (a)	<b>Exterior Doors other than Sliding Glass Doors</b> — Painting exterior doors, except doors altered/replaced by Owner	X	X	X			
17	6.2.9 (b); Article 7; M40 Rules	<b>Exterior Doors other than Sliding Glass Doors</b> — Doors within Unit and front & rear doors, including screen doors and sliding doors. Default color for slider frames is Silver/Gray.				X	X	X
18	6.2.10 (a)	<b>Garages</b> — Structure/exterior surfaces, as originally installed.	X	X	X			
19	6.2.10 (b)	<b>Garages</b> — Board approval before repairing/replacing garage door; no damage to structural integrity; storage in garage to be safe and sanitary				X	X	X
20	6.2.11(a); 6.2.19 (a)	<b>HVAC Systems/ Water Heaters</b> — Mutual clears end of condensate line exiting onto the Common Area, unless condensate lines are located in private gardens, and for cleaning debris during rehab	X					

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21	6.2.11 (b); 6.2.11 (b)	<b>HVAC Systems/ Water Heaters</b> — All mechanical/electrical components, thermostats, wiring, plumbing, ductwork, registers, and condensate lines; ensure condensate lines are unplugged, uncovered, operational.				X	X	X
24	6.2.12 (a)	<b>Mailboxes</b> — Originally installed exterior mailboxes		X	X			
25	6.2.12 (b)	<b>Mailboxes</b> — Installation of new exterior mailboxes requires an alteration permit.				X	X	X
27	6.2.13	<b>Owner-Altered Patio/Balcony Enclosures</b> — Changes require an Alteration Permit.				X	X	X
28	6.2.13 (a)	<b>Owner-Altered Patio/Balcony Enclosures</b> — At the next Mutual major rehabilitation, Owner pays cost over \$1,500 to bring alterations to Mutual standards; responsibility transfers to Mutual; record in Unit file.	X	X	X			
29	6.2.13 (b)	<b>Owner-Altered Patio/Balcony Enclosures</b> — Owner to keep broom clean.				X		
30	6.2.14 (a)	<b>Patios</b> — Originally installed, including walls/fencing between two Patios.	X	X	X			
31	6.2.14 (b)	<b>Patios</b> — Owners responsible for any improvements in the Patio area and restoration of same if Mutual needs to conduct repair/ replacement				X	X	X
32	6.2.15; 6.3; 7.1	<b>Plumbing</b> — Bathroom Fixtures including toilet, tub, shower, sink, etc.				X	X	X
33	6.2.15 (a)	<b>Plumbing</b> — Plumbing in Common Area, including plumbing inside exterior walls of building and non-bearing interior walls; excluding plumbing altered by Owner;	X	X	X			
34	6.2.15 (b)	<b>Plumbing</b> — Plumbing pipes, lines, fixtures within Unit, except pipes inside non-bearing walls; Owner responsible if permitted alteration project regardless of location.				X	X	X
35	6.2.16	<b>Skylights/ Solar Tubes:</b> Skylights/Solar Tubes -- Originally installed	X	X	X			

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36	6.2.16	Skylights/ Solar Tubes: All components; if not reparable from within Unit, Mutual may do the work and levy Reimbursement Assessment against Owner; Owner can contract vendor with approved alteration application.				X	X	X
38	6.2.17 (a)	Carbon Monoxide & Smoke Detectors 10 year battery installed By Mutual	X	X	X			
39	6.2.17 (b)	Carbon Monoxide & Smoke				X	X	X
40		Detectors -- Owner installed						
41	6.2.18 (a) (b)	Storage Spaces: Owner to maintain broom clean	X	X	X	X		
42	6.2.19 (a)	Water Heaters: Ensure end of condensate line exiting to Common Area is clear; except for Owner-maintained gardens.	X					
43	6.2.19 (b)	Water Heaters: Responsible for all components, including in private gardens				X	X	X
44	6.2.20 (a)	Window Systems and Sliding Glass Door: Originally-installed window and sliding glass door flashing; default color: Silver/Gray	X	X				
45	6.2.20 (b)	Window Systems and Sliding Glass Door: Windows including frame, hardware, glass and screens Default color: Silver/Gray				X	X	X
47	6.3.1	INTERIOR DECORATIONS: Ceiling Surfaces within Unit including paint and acoustical surfaces				X	X	X
48	6.3.1	Fans within the Unit, recessed or surface mounted				X	X	X
49	6.3.1	Interior Surfaces of Unit				X	X	X
50	6.3.1	Kitchen Fixtures including sinks, appliances built in or freestanding				X	X	X
51	6.3.1	INTERIOR DECORATIONS: Owner has complete discretion as to furnishing and interior decoration of interior of Unit subject to CC&R Section 4,11 ("Floor Coverings"), Maintenance Policies and Architectural Rules; crown molding requires an alterations permit; may not impact structural integrity of building and EUCA.				X	X	X

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52	6.3.2	Battery-Operated Smoke Detectors and Carbon Monoxide Detectors; subject to CC&R Section 6.2.17				X	X	X
53	6.3.3	Water Lines and Hoses: responsible for all appliances; liable for any damage or loss resulting from broken, burst, or leaking hoses.				X	X	X
54	6.3.4	Water Damage and Mold: Owner responsible for water damage and mold caused by Owner/Resident/tenant/guests originating from components which Owner is responsible to maintain/repair/replace; report to Mutual				X	X	X
56	6.4	Reimbursement Assessments: Negligent acts of Owner will be billed to Owner				X	X	X
57	6.5	Owner Alterations: Owner responsible for increased costs due to Owner Alterations for which Mutual is responsible.				X	X	X
58	6.5	Alterations—interior and exterior to Unit				X	X	X
59	6.5	Fences Owner installed				X	X	X
60	6.6	Repair of Damage Caused by Wood-Destroying Pests: Mutual responsible except in cases of willful or negligent acts of Owner/guests/etc.	X	X	X			
61	6.7	Modifications Affecting Structure Integrity or Common Systems: Owner prohibited from changes that will affect or structural integrity of the building, including plumbing and electrical systems.					X	
73	4.11; 7.1.3	Floor Coverings including carpet, pad, linoleum, tile, hardware, etc.				X	X	X
74	4.15; 7.1.2	Solar Installations including panels, wiring and roof attachments				X	X	X
75	4.31	Pest Control interior and exterior to Unit	X					
76	4.31; 6.6	Pest Damage exterior to Unit	X	X	X			
77	Misc.	Gutter Guards--may be installed by the Mutual at the sole discretion of the MOD Director of Operations and the MOD Landscape Manager.	X	X	X			