

| MUTUAL 40 -- MAINTENANCE MATRIX | | | | | | | | |
|---------------------------------|--|---|----------|--------|---------|----------|--------|---------|
| # | CC&R SECTIONS | COMPONENTS | MUTUAL | | | OWNER | | |
| | | | MAINTAIN | REPAIR | REPLACE | MAINTAIN | REPAIR | REPLACE |
| 1 | 6.1 | Common Area — Installed by original developer or the Mutual | X | X | X | | | |
| 2 | 6.2; Article 7; CC&Rs; Architectural Rules | Exclusive Use Common Area (EUCA) — Board to approve any alterations, modifications, or replacement of EUCA. | X | X | X | | | |
| 3 | 6.2.1 (a); (b) | Assigned Parking Spaces — Owner to maintain broom clean | X | X | X | X | | |
| 4 | 6.2.2 (a) | Balcony and Elevated Walkway — Original structural components; comply with CA Senate Bill No. 326 | X | X | X | | | |
| 5 | 6.2.2 (b); M40 Rules | Balcony and Elevated Walkway — 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) | Cable, Electrical, Telephone, Telecommunications — 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) | Cable, Electrical, Telephone, Telecommunications — 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) | Carports — Mutual responsible for carport structure/roof; Owner to maintain broom clean | X | X | X | X | | |
| 9 | 6.2.5 (a) | Chimney, Caps & Flues — Exterior surfaces and components | X | X | X | | | |

Mutual 40 Matrix

| # | CC&R SECTIONS | COMPONENTS | MUTUAL | | | OWNER | | |
|----|---------------------------------|--|----------|--------|---------|----------|--------|---------|
| | | | MAINTAIN | REPAIR | REPLACE | MAINTAIN | REPAIR | REPLACE |
| 10 | 6.2.5 (b) | Chimney, Caps & Flues — Interior surfaces, including periodic chimney component cleaning | | | | X | X | X |
| 11 | 6.2.6 (a) | Common Area Disability Accommodations — All Common Area, except chair lifts | X | X | X | | | |
| 12 | 6.2.6 (b) | Common Area Disability Accommodations — Owner pays for Board-approved disability modifications and chair lifts. | | | | X | X | X |
| 13 | 6.2.7 (a) | Dryer Vent Lines & Vent Caps — Dryer vent lines and cap; rodent-deterrent wired barrier | X | X | X | | | |
| 14 | 6.2.7 (b) | Dryer Vent Lines & Vent Caps — Dryer vent lines in wall/attic, including periodic cleaning | | | | X | X | X |
| 15 | 6.2.8; M40 Rules | Electric Vehicle Charging Stations (EVCS) — 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) | Exterior Doors other than Sliding Glass Doors — Painting exterior doors, except doors altered/replaced by Owner | X | X | X | | | |
| 17 | 6.2.9 (b); Article 7; M40 Rules | Exterior Doors other than Sliding Glass Doors — 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) | Garages — Structure/exterior surfaces, as originally installed. | X | X | X | | | |
| 19 | 6.2.10 (b) | Garages — 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) | HVAC Systems/ Water Heaters — 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 | | | | | |

Mutual 40 Matrix

| # | CC&R SECTIONS | COMPONENTS | MUTUAL | | | OWNER | | |
|----|---------------------------|--|----------|--------|---------|----------|--------|---------|
| | | | MAINTAIN | REPAIR | REPLACE | MAINTAIN | REPAIR | REPLACE |
| 21 | 6.2.11 (b); 6.2.11 (b) | HVAC Systems/ Water Heaters — 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) | Mailboxes — Originally installed exterior mailboxes | | X | X | | | |
| 25 | 6.2.12 (b) | Mailboxes — Installation of new exterior mailboxes requires an alteration permit. | | | | X | X | X |
| 27 | 6.2.13 | Owner-Altered Patio/Balcony Enclosures — Changes require an Alteration Permit. | | | | X | X | X |
| 28 | 6.2.13 (a) | Owner-Altered Patio/Balcony Enclosures — 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) | Owner-Altered Patio/Balcony Enclosures — Owner to keep broom clean. | | | | X | | |
| 30 | 6.2.14 (a) | Patios — Originally installed, including walls/fencing between two Patios. | X | X | X | | | |
| 31 | 6.2.14 (b) | Patios — 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 | Plumbing — Bathroom Fixtures including toilet, tub, shower, sink, etc. | | | | X | X | X |
| 33 | 6.2.15 (a) | Plumbing — 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) | Plumbing — 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 | Skylights/ Solar Tubes: Skylights/Solar Tubes -- Originally installed | X | X | X | | | |

Mutual 40 Matrix

| # | CC&R SECTIONS | COMPONENTS | MUTUAL | | | OWNER | | |
|----|----------------|---|----------|--------|---------|----------|--------|---------|
| | | | MAINTAIN | REPAIR | REPLACE | MAINTAIN | REPAIR | REPLACE |
| 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; | X | X | | | | |
| 45 | 6.2.20 (b) | Replacement Window Systems and Sliding Glass Door: Windows including frame, hardware, glass and screens Color: frame color (silver or bronze) should match the predominant color of the window frame of the building and any adjacent frame colors | | | | 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 |

Mutual 40 Matrix

| # | CC&R SECTIONS | COMPONENTS | MUTUAL | | | OWNER | | |
|----|---------------|---|----------|--------|---------|----------|--------|---------|
| | | | MAINTAIN | REPAIR | REPLACE | MAINTAIN | REPAIR | REPLACE |
| 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 |
| 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 |

Mutual 40 Matrix

| # | CC&R SECTIONS | COMPONENTS | MUTUAL | | | OWNER | | |
|----|---------------|---|----------|--------|---------|----------|--------|---------|
| | | | MAINTAIN | REPAIR | REPLACE | MAINTAIN | REPAIR | REPLACE |
| 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 | | | |