Mutual 53 Responsibility Matrix

The Responsibility Chart, attached hereto, is incorporated by reference and made a part of the Rules and Policies. If there is a conflict between this Matrix and any sections of the CC&Rs, the sections of the CC&Rs shall prevail.

The following is a listing of the items within the Mutual for which Members and the Mutual are responsible for the routine maintenance, repair and replacement duty, in accordance with the CC&Rs and may not apply to situations where damage is caused by the negligence or willful misconduct of any party.

Unless specifically provided otherwise in the Chart, the items below include the responsibility to maintain, repair, replace and paint (if painting is applicable).

This Chart is provided for convenience as to the general determination of responsibility for the maintenance, repair and replacement of various components of the Development. The physical boundaries of the various components of the Development, such as the Unit, Common Area, and Exclusive Common Area, as defined under the Condominium Plan are not determinative of the responsibility for routine maintenance, repair and replacement

In certain situations, the Mutual's insurance coverage may provide for the repair/replacement of components that are designated as the Members' responsibility under the CC&Rs, including this Chart. These circumstances shall not be deemed to be, or construed as, modifying the routine maintenance, repair and replacement duties set forth herein.

COMPONENT(S) **O = Owner M = Mutual** "Full" means maintain, clean, paint repair, and replace "Maintain" means keep clean and attractive	**Full**	**Maintain**	**Paint**	**Repair**	**Replace**
WALLS, CEILINGS & FLOORS					
1. Perimeter walls surrounding the Unit - including bearing walls, studs, frames and other structural items	**M**				
2. Perimeter walls - exterior surfaces/stucco/siding/paint	**M**				
3. Perimeter walls - exterior trim	**M**				
4. Non-bearing interior walls and partitions such as bedroom, dining room walls, etc.	**O**				
5. All drywall and insulation in the Unit	**O**				
6. All interior walls surfaces and coverings - paint, wallpaper, paneling, mirrors, etc.	**O**				
7. Ceiling surfaces (including, but not limited to, "popcorn" texturing and any asbestos containing materials (ACM) in texturing (if not previously removed and/or abated)	**O**				

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8. Floor coverings - interior - carpeting - hardwood tile, marble, granite, vinyl, etc.	O				
9. Floors - unfinished slab and/or sub-floors	M				
10. Attics - structural	M				
10a. Attic space - original insulation, wiring, ducts Note: Insulation, wiring, ducts installed or modified by Owner with or without MOD permit.	M O				
10b. Attic, attic space - Telephone, TV cable and/or data wiring	O				
11. Front entry landings	M				
12. Front entry gates (4348 - 4400 - 4412)	M				

WINDOWS & DOORS

13. Windows - glass, mullions, screens, hardware, weather stripping, caulking, drapes, blinds	O				
14. Window frame replacement (normal wear and tear)	O				
15. Window and window frame damage caused by Owner, tenant, guest, etc.	O				
16. Window - Flashing/waterproofing (Originally installed)		M			O
17. Entry door - flashing/waterproofing exterior	O				
18. Entry door - framing (non-structural)	O				
19. Entry door - locks, hardware and weather-stripping, glass and door	O				
20. Entry door - painting or staining - interior surface	O				
21. Entry door - painting or staining - exterior surface If done by owner with permit		M O			
22. Interior doors - bedrooms, closets, bathrooms, etc.	O				
23. Balcony doors - flashing, waterproofing, weather-stripping, glass	O				
24. Doorbell - bell and interior components	O				

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25. Doorbell - button/switch and exterior components	O				
26. Carport Interiors - Resident with deeded access or approved rental access is responsible for upkeep and cleaning and ensure carport is used only for storage of motor vehicles		O	M	M	M
27. Garage Interior - Original interior wall and ceiling framing, electrical wiring and lighting.	M				
28. Garage Interior - Finished walls, ceiling, overhead storage modifications, pull-down ladders/stairs, additional wiring or lighting installed through MOD permitted project, owner installed storage cabinets, containers, etc.	O				
29. Garage door - including springs, hinges, tracks, mounting		O		M	M
30. Garage door - frame (non-structural), flashing , waterproofing	O				
31. Garage door - locks, opener and associated hardware and wiring	O				
32. Screen door(s)	O				
33. Skylights/solar tubes - flashing, waterproofing, framing, glass, plastic	O				

ELECTRICAL

34. Electrical panel and circuit breakers in Unit	O				
35. Electrical wiring in walls which serve only one Unit	O				
36. Light switches, electrical outlets and wall plates - interior	O				
37. Light switches, electrical outlets and wall plates - exterior	M				
38. Light fixtures - inside Unit	O				
39. Light fixtures - Common Area	M				
40. Telephone lines, cable television, computer lines, DSL cables, exclusively serving one Unit	O				
41. Satellite dishes	O				

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KITCHEN					
42. Sink, faucet, garbage disposal, drain, supply lines and angle stops	**O**				
43. Leaky faucets	**O**				
44. Garbage disposal clogs	**O**				
45. Cabinets and countertops	**O**				
46. Loose, missing or failing grout or caulk around sinks, faucets, countertops	**O**				
47. Appliances (dishwasher, refrigerator, microwave, stove, oven, range hood & fan, etc.)	**O**				
48. Water lines in walls, ceilings and floors that exclusively serve a Unit	**M**				
49a. Water lines in walls, ceilings and floors that have been altered or replaced as part of a permitted project	**O**				
50. Drain lines in walls and floors that exclusively serve a Unit	**M**				
50a. Drain lines in walls and floors that have been altered or replaced as part of a permitted project	**O**				
BATHROOMS					
51. Tubs, showers, faucets, valves, shower pans that exclusively serve a Unit	**O**				
52. Leaky faucets	**O**				
53. Loose, missing or failing grout or caulk around tubs, showers, sinks, faucets, countertops	**O**				
54. Vanities, sinks, faucets, drains, supply lines and angle stops that exclusively serve a Unit	**O**				
55. Toilets, tank mechanisms, wax ring, supply lines and angle stops and local stoppage (not main line)	**O**				
56. Water lines in walls, ceilings and floors that exclusively serve a Unit	**M**				
56a. If plumbing has been altered or replaced as part of a permitted project	**O**				

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57. Drain lines in walls, ceilings and floors that exclusively serve a Unit	**M**				
57a. If plumbing has been altered or replaced as part of a permitted project	**O**				
58. Overflow drains - bathtubs, showers and sinks	**O**				
59. Heater & ceiling/exhaust fans	**O**				

BALCONIES and ELEVATED WALKWAYS

60. Balcony surfaces		**O**	**M**	**M**	**M**
61. Elevated walkway surfaces		**O**	**M**	**M**	**M**
62. Stairs leading to either upper or lower units		**O**	**M**	**M**	**M**
63. Sliding glass door - door, hardware, rollers, frames and tracks, weather stripping, mullions, etc.	**O**				
64. Sliding glass door - flashing, waterproofing (original)		**M**		**M**	**O**
64a. Sliding glass door - flashing, waterproofing (doors that have reached the end of their useful life)	**O**				
65. Framing and Structural components of balconies and elevated walkways	**M**				
66. Railings - balconies and elevated walkways	**M**				
67. Paint - balconies and elevated walkways	**M**				
68. Light fixtures - balconies	**O**				
69. Balconies/Elevated walkways - standing water to be removed from surface as soon as possible		**O**			

MISCELLANEOUS

70. All mechanical equipment, heating and air conditioning equipment, heat exchangers, drip pans, valves, thermostats, compressors, condensers, control equipment and any other mechanical equipment exclusively servicing one Unit	**O**				
71. Moisture from or around vents, A/C condenser line	**O**				
72. Water heater - including gas lines, valves, drip pans, drain lines, etc.	**O**				

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73. Termite treatment in Common Areas (includes tenting of buildings	**M**				
74. Termite treatment inside Units (does not include damage caused by termites		**M**			
75. Termite - damage to unit	**M**				
76. Termite damage to interior walls and interior wall surfaces (not including bearing walls), owner installed improvements such as woodwork, furnishings, decorations, etc.	**O**				
77. Spraying/Eradication of interior pests on interior of Unit (e.g. ants, bees, fleas, rodents, bed bugs, etc)	**O**				
77a. Eradication of pests/rodents in attic or crawl-space of building	**M**				
77b. Spraying/Eradication of pests (e.g. ants, bees, fleas, rodents, etc) on and around the exterior of a structure.	**M**				
78. Fireplace mantel, firebox, flue, damper, chimney and all interior surfaces	**O**				
79. Fireplace chimney cap, chase cover, and exterior structure (i.e. stucco, bricks)		**M**		**M**	**M**
80. Fire sprinklers - sprinkler heads inside units	**M**				
81. Fire sprinklers - all components, water lines, exclusively serving a Unit	**M**				
82. Fire sprinklers - all components, water lines serving the Common Area	**M**				
83. Hard-wired Fire Alarm System	**M**				
84. Smoke Detectors - 10 year battery operated smoke detectors installed by Mutual inside units	**M**				
85. Smoke Detectors - Battery operated with replaceable battery(s) originally installed by mutual. Will only replace with 10 year battery operated unit.		**O**			**M**
86. Smoke Detectors - Owner installed (any)	**O**				
87. Carbon Monoxide Detectors	**O**				

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88. Security of a Unit - Locks, cameras, alarms, lights, wiring	**O**				
89. Drainage systems (e.g. ditches, catch basins, etc.)	**M**				
90. Walls - perimeter (i.e. retaining walls, decorative rock walls in common planting areas, etc.)	**M**				
91. Gas lines - below ground	**M**				
92. Gas lines - owner installed with permit	**O**				
93. Dryer Vents	**O**				
94. Plumbing lines - inside unit but not located inside walls or beneath floors or above ceiling (e.g., risers, washing machine hoses, dishwasher hoses, ice maker hose).	**O**				
95. Gutters and Downspouts	**M**				
96. Hose Bibs (Common Area)	**M**				
97. Hose Bibs - Owner installed	**O**				
98. Landscaping - Common Area	**M**				
99. Mailboxes	**M**				
100. Parking Spaces/Parking Lots - concrete, asphalt surfaces	**M**				
101. Roof - decking/sheathing/flashing, underlayment (e.g. tar paper)	**M**				
102. Roof - vents, furnace flues, plumbing stacks and other roof penetrations	**M**				
103. Sidewalks - Common Area	**M**				
104. Solar Systems - owner installed	**O**				
105. Solar Systems removal as necessary, restore common area to its pre-installation condition	**O**				
106. EV charging stations - owner installed (garage only)	**O**				
107. EV charging stations removal as necessary, restore common area to its pre-installation condition	**O**				

Revision Date: 01/24/2023