

6000 PENN CONDOMINIUM MATRIX OF MAINTENANCE RESPONSIBILITIES				
ITEM	DESIGNATION (Authority)	MAINTENANCE RESPONSIBILITY (Authority)	EXPENSE RESPONSIBILITY (Authority)	INSURANCE RESPONSIBILITY (Authority)
All portions of the condominium other than the units	Common Elements <i>Declaration Section 1.3</i>	Association <i>Declaration Section 14</i>	Association <i>Declaration Section 12<sup>1</sup></i>	Association <i>Declaration Section 23.1</i>
Common Elements for the exclusive use of an Owner of a Unit or for several (but not all) Unit Owners, including: 1) the structural and other commonly used components of each building, windows and exterior doors of units, and the utilities, sewers, power, water and other common lines running through the walls, ceilings, attic or floor of each unit for the service of the other units; 2) any courtyards, patios, balconies, terraces, or other Limited Common Elements designated on Exhibit "B"	Limited Common Elements <i>Declaration Section 1.7</i>	Association <i>Declaration Section 14</i>	Association <i>Declaration Section 12<sup>1</sup></i>	Association <i>Declaration Section 23.1</i>
All portions of the interior nonsupporting walls of a Unit, the materials (such as, but not limited to, plaster, paneling, wallpaper, paint, wall and floor tile and flooring, but not including the subflooring) making up the finished surfaces of the Unit exterior walls, of the Unit support walls, of the Unit ceilings and of the floors within the Unit.	Unit <sup>2</sup> <i>Declaration Section 1.12.1</i>	Owner <i>Declaration Section 13</i> <i>Declaration Section 14</i>	Owner <sup>3</sup> <i>Declaration Section 13</i> <i>Declaration Section 14</i>	Association <sup>4</sup> <i>Declaration Section 23.1</i>

<sup>1</sup> Section 12 also provides that if the damage is as a result of the misuse or negligence of a Unit Owner, then that Unit Owner will be responsible.

<sup>2</sup> This section contains the definition for Unit, but rather than explicitly designating these items as part of the Unit states that the "Owner shall be deemed to own" them.

<sup>3</sup> Section 12 provides that in the event part of a Unit is damaged as a result of the Association's repair of a Common Element, the repair of the damage to the Unit will be a Common Expense. However, if the original damage to the Common Elements necessitating the Association's repair was caused by an Owner, that Owner will be responsible for the costs of repairs to a Unit that were caused by the repair to the Common Elements.

<sup>4</sup> Section 23.4 provides that Owners may obtain insurance at their own expense to cover personal property within their Unit.

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All other portions of the walls, floors, or ceilings, as well as windows and Unit exterior doors not described above	Common Elements or Limited Common Elements <i>Declaration Section 1.12.1</i>	Association <i>Declaration Section 14</i>	Association <i>Declaration Section 12<sup>5</sup></i>	Association <i>Declaration Section 23.1</i>
The condensing unit and the fan coil unit and hot water heater serving a Unit, regardless of whether those items are physically located outside of the Unit.	Unit <sup>6</sup> <i>Declaration Section 1.12.1</i>	Owner <i>Declaration Section 13 Declaration Section 14</i>	Owner <sup>7</sup> <i>Declaration Section 13 Declaration Section 14</i>	Association <sup>8</sup> <i>Declaration Section 23.1</i>
Any portion of any chute, flue, duct, wire, conduit, bearing wall, bearing column, or any other fixture that lies partially within and partially outside the designated boundaries of a Unit that serves only that Unit.	Limited Common Element <i>Declaration Section 1.12.2</i>	Association <i>Declaration Section 14</i>	Association <i>Declaration Section 12<sup>5</sup></i>	Association <i>Declaration Section 23.1</i>
Any portion of any chute, flue, duct, wire, conduit, bearing wall, bearing column, or any other fixture that lies partially within and partially outside the designated boundaries of a Unit that serves more than one Unit or any portion of the Common Elements.	Limited Common Element or Common Element <i>Declaration Section 1.12.2</i>	Association <i>Declaration Section 14</i>	Association <i>Declaration Section 12<sup>5</sup></i>	Association <i>Declaration Section 23.1</i>
All spaces, interior partitions, and other fixtures and improvements within the boundaries of a Unit	Unit <i>Declaration Section 1.12.3</i>	Owner <i>Declaration Section 13 Declaration Section 14</i>	Owner <sup>9</sup> <i>Declaration Section 13 Declaration Section 14</i>	Association <sup>8</sup> <i>Declaration Section 23.1</i>

<sup>5</sup> Section 12 also provides that if the damage is as a result of the misuse or negligence of a Unit Owner, then that Unit Owner will be responsible.

<sup>6</sup> This section contains the definition for Unit, but rather than explicitly designating these items as part of the Unit states that the "Owner shall be deemed to own" them.

<sup>7</sup> Section 12 provides that in the event part of a Unit is damaged as a result of the Association's repair of a Common Element, the repair of the damage to the Unit will be a Common Expense. However, if the original damage to the Common Elements necessitating the Association's repair was caused by an Owner, that Owner will be responsible for the costs of repairs to a Unit that were caused by the repair to the Common Elements.

<sup>8</sup> Section 23.4 provides that Owners may obtain insurance at their own expense to cover personal property within their Unit.

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Appliances and lighting fixtures, equipment and electrical wiring within the Unit (commencing at a point where the utilities enter the Unit)		Owner <i>Declaration Section 13</i>		
Water pipes		Association <i>Declaration Section 13</i>		
Plumbing fixtures		Owner <i>Declaration Section 13</i>		

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