

One Ocean Avenue

Maintenance, Repair, and Replacement Matrix

This matrix is intended as a guide for association residents who have questions about the distribution of maintenance, repair, and replacement responsibilities between themselves and One Ocean Avenue Condominium Association. This is not intended to be a complete list of every component, and may not address every maintenance situation. If any portion conflicts with the Master Deed and/or By-Laws, the governing documents will be considered the guideline.

Item	Association's Responsibility	Unit/Lot Owners' Responsibility
A/C Pads (for Units)		X
Air conditioning equipment (all parts servicing system, including condenser/compressor servicing the Unit and all pipes, conduits and wires regardless of location)		X
Air conditioning weep lines		X
Appliances (including water supply lines to/from appliances)		X
Boilers (hot water)		X
Building directory signs	X	
Building structure	X	
Bulletin boards	X	
Cabinets & Cabinetry (within Units)		X
Decks (cleaning)		X
Detectors (smoke & Carbon monoxide for Units)		X
Dishwashers (including water supply & drainage lines)		X
Diverter valves for showers (within Units)		X
Door chimes (within Units)		X
Door frames (to condominium units) (exterior surfaces - painting)	X	
Door frames (to condominium units) (maintenance, repair, replacement & painting of interior surfaces)		X
Door hardware, locks & keys (to condominium units)		X
Door seals, insulation & weatherstripping (to condo units)		X
Doors (to condominium units) (Painting of exterior surfaces)	X	
Doors (to condominium units) (All - maintenance, repair & painting of interior surfaces)		X
Doors (common entry such as front door - repair & replacement)	X	

Item	Association's Responsibility	Unit/Lot Owners' Responsibility
Doors (Stairwell - maintenance, repair & replacement)	X	
Dryer vents (cleaning, maintenance, repair & replacement)		X
Drywall (within Units)		X
Electrical fixtures & plugs (Common Areas)	X	
Electrical fixtures & plugs (controlled by Unit Owner)		X
Elevators	X	
Exterior building surfaces (maintenance, repair, replacement & painting)	X	
Exterior lighting fixtures (Unit controlled)		X
Exterior lighting fixtures (All other)	X	
Exterior hose bibs	X	
Facilities (Common Area)	X	
Fans (kitchen & bathroom)		X
Fire equipment & hoses	X	
Fire suppression/sprinklers	X	
Fixtures (within Unit, including water supply lines to/from)		X
Flooring (within Unit)		X
Foundations (building)	X	
Framing (building)	X	
Front porches & stairs	X	
Furniture & furnishings (within Unit)		X
Glass windows, including: * Glass within doors * Window screens * Frames		X
Glass windows - frames		X
Gutters & Downspouts	X	

Item	Association's Responsibility	Unit/Lot Owners' Responsibility
Heating equipment (Unit, all parts including condenser/compressor & all pipes, conduits and wires)		X
HVAC (for Units)		X
Housing costs (incurred if repairs require move out)		X
Improvements (upgrades to home interiors)		X
Intercom (security, including speakers located within Units, except where an Owner has relocated that speaker)	X	
Interior door frames (all surfaces)		X
Interior doors (all surfaces)		X
Interior finished surfaces of: * Baseboards * Ceilings * Floors * Floor Coverings * Painted Surfaces * Walls		X
Irrigation system	X	
Kitchen appliances (including water supply lines)		X
Landscaping (general common area)	X	
Lighting (Common Area)	X	
Lighting (Unit interiors)		X
Mailbox (locks & keys)		X
Mailbox structures	X	
Mold/Asbestos/Toxics remediation (within Unit)		X
Odors (repair, closure or sealing of Unit penetrations allowing odors or smells to exit or enter Unit)		X
Owner modifications, installations & improvements		X
Painting (exterior surfaces - Building)	X	
Painting (interior surfaces - Units)		X

Item	Association's Responsibility	Unit/Lot Owners' Responsibility
Party elements (roofs, walls, foundations, etc.)	X	
Personal property		X
Pest eradication (within Unit)		X
Pest eradication (Common Area)	X	
Plumbing (including fixtures that service one Unit)		X
Plumbing (serving 2 or more Units)	X	
Porches (front, including stairs)	X	
Railings	X	
Roofs	X	
Sewer clean-outs serving single Unit/Lot)		X
Sewer laterals (serving single Unit/Lot)		X
Sewer lines (serving single Unit/Lot)		X
Sewer lines (serving two or more Units/Lots)	X	
Showers (within Unit)		X
Shower valves (for Unit showers)		X
Sidewalks & walkways	X	
Siding	X	
Sinks, faucets & drains		X
Skylights		X
Smoke detectors/alarms (Common Halls)	X	
Stairs (exterior)	X	
Siding (cedar) (Building exterior - painting & repair)	X	
Subflooring (all materials above joist or beam) Flooring materials such as carpet, tile and/or vinyl located upon the subflooring)		X
Telephone lines (serving a single Unit including lines running to the main box in each building)		X
Television cables (including television/cable service lines from main box in each building to Owner's Unit)		X

Item	Association's Responsibility	Unit/Lot Owners' Responsibility
Toilets (within Units, including water supply lines)		X
Trees (trimming & maintenance, including any located within any Exclusive Use Common Areas)	X	
Utilities (provide service to a single Unit)		X

Other Owner Responsibilities

Any damage to any part of the Complex caused by negligent or willful acts of the owner and/or owner's family, lessees, tenants, licensees, guests, invitees, and/or contact purchasers.

Any damage resulting from problems that originate from the Unit as described in the CC&Rs, particularly those items maintained exclusively by that Unit owners).