

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

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

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

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

Item	Association's Responsibility	Unit/Lot Owners' Responsibility
<b>Toilets</b> (within Units, including water supply lines)		X
<b>Trees</b> (trimming & maintenance, including any located within any Exclusive Use Common Areas)	X	
<b>Utilities</b> (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).