

MONTEBELLO CONDOMINIUM
Maintenance Responsibilities

I Items	II General Common Elements Under Association Responsibility	III Limited Common Elements Under Association Responsibility	IV Unit Components Under Association Responsibility	V Certain Other Components Under Unit Owner's Responsibility Without Respect to Ownership of The Component
Plumbing & related systems & components thereof.	All maintenance, repair & replacement of portions of plumbing serving more than one unit. Water damage to Common Elements or units other than the one, which is the primary source of the problem through negligence of the occupants of such unit.	If any, same as in Column II.	Only to the extent hat a malfunction originates outside the unit in which the malfunction occurs or may occur.	All portions within a unit including fixtures & appliances attached thereto. Water damage to a unit, when the primary source of such problem is through the negligence of the occupants of that unit.
Electrical & related systems & components thereof excluding appliances, fixture & lights serving only one unit.	All, in all regards.	All, in all regards.	--	All, in all regards, for items serving only one unit.

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Heating & cooling systems & components thereof.	All, in all regards, serving more than one unit.	If any, same as in Column II.	All, in all regards. All repair and replacement other than routine maintenance at the unit owner's expense.	--
Parking Spaces.	All surface parking spaces in all regards.	All underground parking spaces in all regards.	--	--
Storage Cubicles (if any).	All, in all regards except routine cleaning.	--	--	Routine cleaning.
Refuse collection system	All, in all regards.	--	--	--
Grounds including all paved areas and other improvements thereon lying outside the main walls of the building.	All.	--	--	--

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Building, exterior roof, exterior vertical walls, foundations.	All, in all regards.	--	--	--
Windows.	All which do not serve a unit, in all regards.	--	--	Routine cleaning.
Doors, main entry to units,	--	--	All surfaces exposed to corridor including door panel, buck, trim & sill.	Interior of door panel interior trim. Hardware set including lock and door chime assembly and hinges/closure.
Balcony doors.	--	In all regards except routine cleaning, latch mechanism and weather-stripping.		Routine cleaning, latch mechanism and weather-stripping.

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Balconies & railings.	--	In all regards except routine cleaning.	--	Routine cleaning.
Balcony enclosures (if any).	--	--	--	All, in all regards.
Screens (balcony doors and windows).	All which do not serve a unit, in all regards.	--	--	All which serve the unit in all respects. Replacements to be of same color, grade & style.

NOTES

MAINTENANCE RESPONSIBILITIES:

This chart and the titles and headings used herein are not intended to describe or encompass all maintenance functions nor to delineate all respective responsibilities between the Unit Owners, severally, and the Association. The placement of responsibility under any specific column does not always accurately reflect the precise character and nature of ownership. The appropriate sections of the Declaration determine ownership.

Column I. Items. Items appearing in this column are illustrative and not exhaustive.

Column II. General Common Elements Under Association Responsibility. Responsibility for determining and providing for the maintenance, repair and replacement requirements of the General Common Elements and determining the costs thereof shall be primarily the responsibility of the Board of Directors and such designees to which it may delegate certain such responsibilities.

Column III: Limited Common Elements Under Association Responsibility. Responsibility for determining the maintenance repair and replacement requirements of the Limited Common Elements shall be a shared responsibility between the Board of Directors and the Unit Owner of a Unit to which a specific Limited Common Element is exclusively appurtenant; provided, however, that the Board shall have the final responsibility for determining the need for and accomplishing such maintenance, repair and replacement activities.

Column IV: Unit Components Under Association Responsibility. The items in this column are legally and by definition a part of a Unit but are attached or directly connection to or associated with the General Common Elements and Common Expense items in such a way that a clear distinction between Unit Owner and Association responsibility cannot be made. Moreover, such items frequently involve matters of concern relative to the general health, safety and welfare of all of the occupants of the building. Thus, certain costs which appear to benefit a single Unit Owner but which affect other Unit Owners are declared a Common Expense, especially when the correct functioning of an activity or element is integral to or supportive of the legally defined Common Elements and Common Expenses. Heating and cooling systems and components thereof are an exception due to the split system being used; the only practical method is to provide for central maintenance responsibility at the individual Unit Owner's expense.

Column V: Certain Other Components Under Unit Owner's Responsibility Without Respect to Ownership of the Component. The items in this column are not intended to be exclusive and all encompassing and do not affect responsibilities expressly provided for otherwise.