

Barcelona of Pasadena Condominium Owners' Association

MAINTENANCE RESPONSIBILITY MATRIX

Description of Improvement	Association	Owner	Authority
Basement (excepting Module B)	✓		C § 1.9, C § 1.29, C § 7.1
Buildings (Structure and Exterior Surfaces)	✓		C § 7.2(a)
Ceilings (Roof Structure)	✓		C § 7.1; CP Notes 3 & 4*
Ceilings (Unit Interior — Finished Surface Only)		✓	C § 7.3
Doors, Exterior (including screen doors)	✓		C § 7.2(a); CP Notes 5
Doors (Unit Interior)		✓	C § 7.3
Fencing (on Common Area)	✓		C § 1.11, C § 1.10, C § 7.1
Floors (Unit Interior — Finished Surface/Flooring <i>Only</i>)		✓	C § 7.3
Foundations and Foundation Slabs	✓		CP Notes 3
Framing (Vertical and Horizontal Supports)	✓		C § 7.1; CP Notes 3 & 5
Improvements (Unit Interior: Cabinets, Appliances, Fixtures, etc.)		✓	C § 7.3
Lighting Fixtures (exterior)	✓		C § 7.2(a)
Lighting Fixtures (interior)		✓	C § 7.3, CP Notes 3 & 5
Landscaping (Common Area)	✓		C § 7.1, C § 7.2(b), C § 1.10, C § 1.11; B § 9.1(g)
Mailboxes	✓		
Roofs (including Surface, Flashings, Downspout Drains, Gutters)	✓		C § 7.2(a); CP Notes 3
Sewer, water & electrical lines connecting service lines to unit		✓	C § 7.2(d)
Sewer, water & electrical lines beneath Common Areas	✓		C § 1.11, C § 7.2(d); CP Notes 3
Stairways (Common Stairways)	✓		C § 1.18, C § 7.1
Telephone Wiring (located inside Unit Only)		✓	CP Notes 3; CC § 1364
Termites / Other Wood-Destroying Pests or Organisms (Common Area)	✓		C § 7.1; CC § 1364
Termites / Other Wood-Destroying Pests or Organisms (Separate Interest/Restricted Common Area)		✓	C § 7.3; CC § 1364(b)(1)
Termites / Other Wood-Costs to Relocate for Eradication or Repair)		✓	CC § 1364(c)
Utility Installations (including cable television, gas lines, water pipes, waste pipes, sewers, ducts, chutes, conduits and wires under Common Area)	✓		C § 1.11, C § 7.2(d)
Utility Outlets (Within Units and connecting between utility lines and Unit)		✓	C § 7.2(d); CC § 1351(i)
Walkways	✓		C § 7.1; CP Notes 3 & 5
Walls — (Weight Bearing Walls and Columns; Interior Walls; Perimeter Walls, Plaster)**	✓		C § 7.1, C § 5.3; CP Notes 3 & 5
Walls (Unit Perimeter Walls — Structure)	✓		C § 1.11, C § 7.2(a)
Walls (Finished Surface/Wallcoverings and Painting Only)		✓	C § 7.3; CP Notes 5
Windows Serving Unit		✓	C § 1.9, C § 7.1
Apartment (Unit 7)***	✓		C § 1.9, C § 7.1

LEGEND: C = CC&Rs
B = Bylaws
CC = California Civil Code
CP = Condo Plan

* Condo Plan refers to the Condominium Plan applicable to Barcelona of Pasadena Condominium Association, as recorded July 1, 1993 as Instrument #93-1265899.

** Maintenance of interior plaster is the responsibility of the Association. Any indication of damage to or defects in the plaster should be brought to the attention of the Board of Directors so that an assessment of the problem can be made. Under no circumstance may an owner or resident remove plaster from walls or ceilings without approval of the Board of Directors. Owners considering Unit renovations that include modification or removal of interior walls must submit with plans for the proposed renovations, a report from a State licensed structural engineer verifying that the wall is a non-bearing wall and that its modification or removal does not affect the structural integrity of the building.

*** The apartment described as Unit 7 in § 1.9 of the CC&Rs is not a "Unit" and is neither referenced nor described in the Condo Plan. As such, it is entirely Common area.