

Barcelona of Pasadena Condominium Owners' Association

MAINTENANCE RESPONSIBILITY MATRIX

Description of Improvement	Association	Owner	Authority
<i>Air conditioning, Heating</i>	✓		C § 7.2(c)
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
Chimneys (Exterior)			
<i>Community Recreational Facilities (Pool, Jacuzzi, etc.)</i>			C § 7.1
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
<i>Fireplace Firebox (Interior Surface Only)</i>		✓	C § 7.3
Floors (Unit Interior — Finished Surface/Flooring)		✓	C § 7.3
Foundations and Foundation Slabs	✓		CP Notes 3
Framing (Vertical and Horizontal Supports)	✓		C § 7.1; CP Notes 3 & 5
<i>Garage (Building/Structure)</i>	✓		C § 1.9, C § 7.1
<i>Garage (Basement) Interior</i>	✓		C § 1.9, C § 7.1
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
<i>Sliding Glass Doors (Glass)</i>		✓	C § 7.2(a), C § 7.3
<i>Sliding Glass Doors (Frame & Screening)</i>	✓		C § 7.2(a); CP Notes 5
Stairways (Exterior Common Stairways)	✓		C § 1.18, C § 7.1
<i>Streets (if private)</i>	✓		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)

Description of Improvement	Association	Owner	Authority
Walkways	✓		C § 7.1; CP Notes 3 & 5
Walls — (Weight Bearing Walls and Columns; Perimeter Walls, Drywall)	✓		C § 7.1; CP Notes 3 & 5
Walls (Unit Interior — Non-Bearing)		✓	C § 7.1, C § 7.2(a); CP Notes 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.

** 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.