

BRITTANY LANDING BAY ASSOCIATION  
MAINTENANCE RESPONSIBILITIES OF  
ASSOCIATION AND INDIVIDUAL **CONDOMINIUM** OWNERS

THE FOLLOWING MAINTENANCE MATRIX RELATES TO CONDOMINIUM UNITS. IT IS INTENDED TO REFLECT THE REQUIREMENTS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("CC&Rs") OF BRITTANY LANDING BAY AS TO THE ALLOCATION OF MAINTENANCE RESPONSIBILITIES BETWEEN THE ASSOCIATION AND THE OWNERS FOR THESE TYPES OF DWELLINGS. IN THE EVENT OF ANY CONFLICT BETWEEN THIS MAINTENANCE MATRIX AND THE CC&Rs, THE CC&Rs SHALL GOVERN. CONDOMINIUM OWNERS ARE SOLELY RESPONSIBLE FOR MAINTENANCE AND REPAIR OF THE CONDOMINIUM UNIT INTERORS INCLUDING BUT NOT LIMITED TO FLOOR COVERINGS, PAINT, FIXTURES, FURNISHINGS, APPLIANCES ETC. THE ASSOCIATION IS SOLELY RESPONSIBLE FOR MAINTENANCE, REPAIR AND REPLACEMENT OF COMMON AREA COMPONENTS (INCLUDING LANDSCAPING), EXCEPT AS OTHERWISE INDICATED IN THE FOLLOWING TABLE.

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ITEM	ASSOCIATION	OWNER
<b>EXTERIOR OF CONDOMINIUM UNITS</b>		
Downspouts	X	
Driveways	X	
Entry Doors		X
Entry Door Frames	Painting of exterior surfaces only	X
Entry Door Trim	Painting of exterior surfaces only	X
Entry Door Weather-stripping & Hardware		X
Exterior Lights and Light Fixtures	X	
Exterior Walls & Framing	X	
Fireplaces (including flue, firebox, chimney)		X
Fireplaces – spark arrestor & chimney cap	X	
Foundations	X	
Garage Door Frames	Painting of Exterior Surfaces Only	X
Gutters	X	
Party Walls (Walls Separating Two Residences)		X (Costs shared by owners on each side)
Roofs	X	
Sidewalks	X	
Skylights		X
Window Frames		X
Window Glass		X
Window Hardware		X
Window Screens		X
Wood Destroying Pests & Organisms -Eradication	X	
Wood Destroying Pests & Organisms -Damage Repair	X	
<b>RESTRICTED USE COMMON AREA</b>		
Balcony Doors (glass, frame, hardware & flashing)		X
Balcony Door Screens		X

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Balcony Landscaping		X
Balcony Framing, flashing and Support Beams	X	
Balcony Railings (cap & pickets/balusters)	X	
Balcony Walking Surfaces		X
Garage Door Openers, Frames & Related Equipment		X
Garage Doors –Original	Sheathing only	X
Garage Doors –Owner Installed		X
Garages –Exterior Surfaces	X	
Garage Interiors		X
Patio Doors (glass, frame, hardware & flashing)		X
Patio Door Screens		X
Patio Landscaping		X
Patio Gates	Painting only	X
Patio Fences (Not Party Fence)	X	
Patio Fences –Party Fences (Fence Separating Two Patio Areas)		X (Cost to be shared by owners on each side)
Patio Slabs/Decks		X
<b>Utilities &amp; Other Equipment Serving a Single Residence (Wherever Located)</b>		
Cable TV Equipment		X
Circuit Breaker and Breaker Boxes		X
Door Bell Buttons, Chimes, Bells & Transformers		X
Drain Lines		X
Electrical outlets		X
Furnaces & Fireplaces		X
Plumbing lines and Fixtures		X
Radio Transmitter to Front Gate		X
Sewer Cleanout		X
Sewer Lines	X	
Switches		X
Telephone Equipment & Wiring		X
Vent Fans		X
Vents, ducts & flues	X (Only where	X

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	there is roof penetration: owners still responsible for cleaning)	
Wiring & Conduit		X
Keys and Gate Openers		X
<b>UTILITIES AND OTHER EQUIPMENT SERVING MORE THAN ONE UNIT</b>		
Drain Lines		Each owner pays 1/2
Plumbing lines and Fixtures (within walls and foundation)		Each owner pays 1/2
Vents, ducts and flues		Each owner pays 1/2