

**METROPOLITAN LOFTS CONDOMINIUM
MAINTENANCE MATRIX**

A = Association

C = Co-owners

PLEASE NOTE: This Summary is for convenience of reference only. It does not supersede or alter any statements of duty appearing in the Association's governing documents. In the event of contradiction, the governing documents will control. Additionally, there are some exceptions that may apply to these generalized statements of duties per the governing documents. Legal counsel must be consulted for certainty of duties based on the factual situation involved.

ITEM	MAINTAIN	REPAIR	REPLACE	COMMENTS
Air Conditioners including related equipment and accessories	A	A	A	Cost assessed to the Co-owner of the Unit to which the air conditioner is assigned.
Appliances and equipment including but not limited to, furnace, humidifier, air cleaner, personal alarm systems, garbage disposal, dishwasher, microwave, range, oven, refrigerator, Unit smoke detection systems, vent fans, dryer venting, vent covers and filters, and individual hot water heaters	C	C	C	
Balconies	C	A	A	Cost for repair and replacement assessed to Co-owner of Unit to which the balcony is appurtenant.
Cabinets, Counters, Trim, Unit Floor Coverings (such as carpet, hardwood, tile) and Unit Wall Coverings (such as paint, wallpaper, tile)	C	C	C	
Carport Spaces	A	A	A	Cost assessed to the Co-owner of the Unit to which the carport space is assigned.
Common Facilities (lobby, vestibule, corridors, stairwells, meter and electrical room, water service room, mechanical chases, elevator equipment room and elevator shafts)	A	A	A	
Construction				
Ceiling Construction	A	A	A	
Drywall throughout Unit (including ceilings, perimeter walls and interior walls)	C	C	C	
Floor Construction between Unit levels	A	A	A	
Foundations, Slabs and Supporting columns	A	A	A	
Insulation Installed by Developer	A	A	A	
Interior Wall Construction	C	C	C	
Perimeter Wall Construction	A	A	A	
Roofs, Gutters and Downspouts	A	A	A	
Skylights	A	A	A	
Doors				
Doorwalls including their screens, frames, locks, hardware, thresholds and sills	A	A	A	Cost assessed to Co-owner of Unit to which the doorwall is appurtenant.
Garage Doors (including tracks, springs, and all related hardware and equipment)	A	A	A	Cost assessed to Co-owner of Unit to which the garage door is appurtenant.
Garage door opener and remote	C	C	C	
Interior doors including their frames, locks, hardware, thresholds and sills	C	C	C	
Unit entry doors including their frames, locks, hardware, thresholds and sills	C	C	C	
Drive, Dumpster Area and Walkway	A	A	A	
Electrical				
Entire system up to point of connection with, but not including, outlets, switches, fixtures, breaker box, circuit breakers and panels located within and serving a Unit	A	A	A	
Electrical outlets, switches, fixtures, breaker box, circuit breakers and panels located within and serving the Unit	C	C	C	
Elevators				
Common elevators	A	A	A	
Elevators located with a Unit or which are restricted in function for a particular Unit	A	A	A	Cost assessed to Co-owner of Unit to which the elevator is appurtenant.
Fire Suppression System	A	A	A	
Garages				
Common garage areas	A	A	A	Cost assessed to Co-owner of Unit to which the garage area is appurtenant.
Unit garage spaces	A	A	A	Cost assessed to Co-owner of Unit to which the garage space is appurtenant.
Gas Distribution System				
Entire system up to point of connection with gas fixtures located within and serving a Unit	A	A	A	
Gas fixtures located within and serving the Unit	C	C	C	

House HVAC Units	A	A	A	
Landscaping	A	A	A	
Mailboxes	A	A	A	
Plumbing				
Entire system up to the point of connection with plumbing fixtures located within and serving a Unit, including any lines that serve other Units or the General Common Elements	A	A	A	
Plumbing fixtures located within and serving the Unit including supply lines and shutoff valves serving the individual plumbing fixtures	C	C	C	
Privacy Areas	C	A	A	Cost for repair and replacement assessed to Co-owner of Unit to which the privacy area is appurtenant.
Sanitary Sewer System				
Entire system except individual drain lines located within and only serving an individual Unit	A	A	A	
Drain Lines and Traps within the Unit	C	C	C	
Screening Wall	A	A	A	
Storage Areas	C	C	A	Cost for replacement assessed to Co-owner of Unit to which the storage area is assigned.
Storage area doors, locks and hardware	C	C	C	
Storm Sewer System	A	A	A	
Telephone and Telecommunication Systems				
Entire system up to but not including the junction or demarcation box that provides service to a Unit	Provider	Provider	Provider	
Entire system from and including the junction or demarcation box that provides service to the Unit	C	C	C	
Terraces				
Shared terrace including landscaping and planters located on the shared terrace	A	A	A	
Unit terraces	C	A	A	Cost for repair and replacement assessed to Co-owner of Unit to which the terrace is appurtenant.
Windows including storms, screens, frames, locks, hardware, thresholds, sills and weather stripping	A	A	A	Cost assessed to Co-owner of Unit to which the window is appurtenant.