

RIVER PLANTATION III
Maintenance Matrix

Disclaimer: The information provided in this document is being provided for informational purposes only. It does not and shall not constitute a legally binding document with regard to maintenance responsibilities, and is not intended to establish an all-inclusive list of maintenance responsibilities. Instead, the information listed in this matrix is provided by the Board of Directors of River Plantation III as a reference tool for the Board and Owners to use when making decisions regarding the maintenance, repair and replacement responsibilities of the Association and Owners. Information in this document may not constitute the most up-to-date legal or other information, and the Board should contact the Association's attorney to obtain legal advice with respect to any particular legal matter. All comments in this document that include an asterisk () should be discussed with the Association's attorney or a written legal opinion should be obtained from the Association's attorney prior to any action taken by the Board.*

ASSOCIATION'S RESPONSIBILITIES:			
	Area:	Article	Comment
1	Foundations; columns; girders; beams; supports; roofs; exterior walls; non-apartment sides of drywall; areas between apartment side of walls & partitions between apartments; the area between room walls which are within apartments; floors and ceilings.	Paragraph 9 of the Master Deed	Common Elements
2	Undecorated &/or unfinished surfaces of perimeter walls, floors, ceilings, windows & doors which bound apartments.	Paragraph 9, parts (a), (b) & (c) of the Master Deed	Common Elements
3	Utilities running through apartments which serve more than one (1) apartment.	Paragraph 9(c) of the Master Deed	Common Elements
4	Common Area halls, corridors, lobbies, sidewalks, stairs, stairways, and building entrances & exits.	Section 9(d) of the Master Deed	Common Elements
5	Yards, gardens, swimming pool, swimming pool area, swimming pool facilities; open parking & driveway areas; club house; picnic	Section 9(e) of the Master Deed	Common Elements

	areas; children's playgrounds; tennis courts; sidewalks.		
6	Spaces devoted to manager or superintendent lodging (if any); areas designated for employees (if any); guest rooms not attached to an apartment (if any).	Section 9(f) of the Master Deed	Common Elements
7	Compartments & installations for central services for power, lights, telephones, gas, cold & hot water, reservoirs, tanks, pumps, air-conditioning, incinerating, air handling equipment, other mechanical installations and components, and areas in or upon which they are located even if located within apartments (if any).	Section 9(g) of the Master Deed	Common Elements
8	Tanks, pumps, motors, fans, compressors, air handling units and control equipment (if any)	Section 9(h) of the Master Deed	Common Elements
9	Maids' rooms, locker rooms, laundry rooms & storage spaces not within apartments (if any).	Section 9(i) of the Master Deed	Common Elements
10	Sewer Pipes & office space	Section 9, parts (j) & (k) of the Master Deed	Common Elements
11	Terraces and patios to which individual Unit Owner <u>do not</u> have sole & exclusive use of.	Section 9(l) of the Master Deed	Common Elements

OWNER'S RESPONSIBILITIES:

	Area:	Article	Comment
1	Maintenance of and Repairs to any Apartment, structural or nonstructural, ordinary & extraordinary	Article V, Section 10(a) of the By-Laws	Unit Owner Responsibility only if the item needing repairs is not a Common Element & repairs were not due to Unit Owner negligence, misuse, or neglect.
2	Damage to other apartments and Common Elements caused by Unit Owner negligence, misuse or neglect.	Article V, Section 10(a) of the By-Laws	
3	Maintenance, repairs and replacements to limited common elements (unless caused by negligence, misuse or neglect)	Article V, Section 10(c) of the By-Laws	Association makes the repairs but the Unit Owners who are directly affected by the limited common element must pay the cost.
3	Terrace, Storage, and Carport of the Apartment	Article V, Section 11 of the By-Laws	Unit Owner Responsibility
4	Painting, decorating, maintenance, repairs and replacements of inner surfaces of apartment walls, floors, ceilings, windows & doors which bound the apartment.	Paragraph 9(c) of the Master Deed	Common Elements, but Exception to Association Responsibility
5	Halls, corridors, stairs, stairways, entrances and exists within the boundaries or perimeter of apartments.	Paragraph 9(d) of the Master Deed	Common Elements, but Exception to Association Responsibility
6	Terraces and patios to which an Owner has <u>sole</u> access.	Paragraph 9(l) of the Master Deed	Common Elements, but Exception to Association Responsibility
7	Party walls (if any) between apartments.	Paragraph 9(m) of the Master Deed	Common Elements, but responsibility of the Unit Owners to which such party walls abut.