

REGIME & OWNER RESPONSIBILITY MATRIX

| ELEMENTS | REGIME | OWNERS |
|---|--------|--------|
| Plumbing | | |
| Riser to main valve | X | |
| Main valve | | X |
| Piping inside unit | | X |
| Fixture shut off valves | | X |
| Drain piping to main riser | | X |
| | | |
| Electrical | | |
| Main feeder to breaker box | X | |
| Breaker box | | X |
| Wiring inside unit | | X |
| | | |
| Cable | | |
| Main cable feeder to unit | X | |
| Cable inside unit | | X |
| | | |
| Telephone | | |
| Main line to unit | X | |
| Wiring inside unit | | X |
| | | |
| Exterior windows, doors, and trim | | |
| Painting | | X |
| Repairs | | X |
| | | |
| Exterior doors and trim - Corridor side and Beach side | | |
| Painting | | X |
| Repairs | | X |
| | | |
| Upper floor decks | | |
| Floor surface | | X |
| Railings | X | |
| Light fixture | | X |
| | | |
| First floor decks | | |
| Support structure | X | |
| Decking | | X |
| Railings | X | |
| Steps | | X |
| Light fixture | | X |
| | | |
| A/C compressor rooms | | |
| O/S structure | X | |
| Door, trim, & hardware | | X |
| Floor | | X |
| Electrical and A/C equipment | | X |
| | | |
| Roof and attic | | |
| Roofing shingles | X | |
| Roof sheathing | X | |
| Roof trusses | X | |
| Roof vents | X | |

Continued ...

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|---|--------|--------|
| Insulation | | X |
| Attic access door | | X |
| | | |
| Stove and bath vents | | |
| Fan units | | X |
| Duct work | | X |
| | | |
| Interior | | |
| Walls - Surfaces | | X |
| - Structural elements | X | |
| Floors - Surfaces | | X |
| - Structural elements | X | |
| Ceilings - Surfaces | | X |
| - Structural elements | X | |
| All appliances & fixtures | | X |
| HVAC | | X |
| Water Heater | | X |
| | | |
| Replacement Doorbells | | |
| Must be of the same design as original construction | | X |
| | | |
| Exterior Wall Penetrations | | |
| Changes to or additions to original exterior wall penetrations are prohibited | X | |