

**EXHIBIT “B”**

**MAINTENANCE MATRIX**

The following is a listing of the items within the Project for which Owners and the Association are responsible for the routine maintenance, repair and replacement duty, in accordance with the First Restated Declaration of Covenants, Conditions and Restrictions

<b>COMPONENT(S)</b>	<b>OWNER</b>	<b>ASSN.</b>
Air Conditioning	X	
Appliances - Built In - Units	X	
Appliances - Freestanding	X	
Attic/Crawl Space (except for personal contents, treatment of pests, including termites, and Utilities serving one Unit)		X
Carports		X
Balcony (Deck Painting, Floor Covering, i.e., Tile, etc.)	X	
Balcony - Extensions, Push-Outs, Enclosures, Remodels, etc.	X	
Balcony Railings		X
Balcony Structural Supports		X
Balcony Walls - Exterior Surfaces - Painting		X
Carpeting - Common Areas		X
Carpeting - In Units	X	
Caulking - Exterior (excluding windows)		X
Caulking - Interior	X	
Ceilings - Interior surface of Unit	X	
Ceilings - Structural - Concrete		X
Common Area and Common Area Facilities		X
Doorbell - Exterior Components/Button Switch (maintenance performed by Association at Owner's expense)		X
Doorbell - Interior Components; Wiring (maintenance performed by Association at Owner's expense)		X
Doors - Condominium Building exterior doors		X

<b>COMPONENT(S)</b>	<b>OWNER</b>	<b>ASSN.</b>
Doors - Entry - Frame and Door (maintenance performed by Association at Owner's expense)		X
Doors - Entry - Locks and Hardware (maintenance performed by Association at Owner's expense)		X
Doors - Entry - Painting - Exterior Surface		X
Doors - Entry - Painting - Interior Surface	X	
Doors - Entry - Weatherstripping/Waterproofing (maintenance performed by Association at Owner's expense)		X
Doors - Interior	X	
Drainage Systems (e.g., ditches, catch basins)		X
Drains/Drain Pipes - Bathtubs, Showers (to point where drain pipe meets unfinished floor surface)	X	
Drains/Drain Pipes - Curb		X
Drains/Drain Pipes - Sinks (to connection point in the wall to interior plumbing)	X	
Drains/Drain Pipes - Sun Decks/Roofs/Building Planters		X
Drains/Drain Pipes - Toilets (from wax ring up, or where Owner replaced or modified)	X	
Driveway Ramps		X
Dryer Vents (to Unit wall) - Cleaning	X	
Dryer Vents (to Unit wall) - Repair	X	
Drywall - Damage Repairs (e.g., cracks, inside minor localized water damage, dents, holes, etc.)	X	
Drywall - Interior - Replace	X	
Electrical Panel/Circuit Breakers - Unit	X	
Electrical Switches, Sockets, Wall Plates - Unit	X	
Electrical Wiring and Components - Common Area, including wiring to point of connection to Unit Electrical Panels		X
Elevators		X
Entry Gates and Systems - Parking Garage		X

<b>COMPONENT(S)</b>	<b>OWNER</b>	<b>ASSN.</b>
Exhaust Fans - Units	X	
Exterior Building Surfaces, Concrete, Spalling		X
Exterior Faucets, Handles, Washers except those on Balcony/Sun Deck		X
Exterior Faucets, Handles, Washers - Balcony/Sun Deck		X
Fences - Common Area		X
Floor Covering (i.e., carpet, tile, vinyl, wood, etc.) - Unit, Balcony, Sun Deck	X	
Foundation		X
Front Entry Landings		X
Furnace - Heating System - Unit Systems	X	
Garage - Remotes, Transponders, Access Cards, etc.	X	
Garages		X
Garage Gates, Pedestrian Side Doors		X
Garbage Disposal	X	
Gas Lines - Common Area or those serving more than one Unit wherever located		X
Gas Lines - Solely serving one Unit wherever located.	X	
Glass - Unit Windows/Doors/Sliding Doors, including frame and tracks	X	
Gutters and Downspouts		X
Hallways/Corridors		X
Heating/Air Conditioning - Units	X	
Hose Bibs (Exclusive Use Common Areas only)	X	
Hose Bibs- Unit	X	
Insulation - Unit	X	
Landscaping - Common Area		X
Lighting Fixtures (Common Areas excluding Exclusive Use Common Areas and those controlled by Owners)		X

<b>COMPONENT(S)</b>	<b>OWNER</b>	<b>ASSN.</b>
Lighting Fixtures - Inside Units	X	
Mailbox - Lock (maintenance performed by Association at Owner's expense)		X
Mailbox - Structures		X
Monument Sign		X
Painting - Common Area and Exterior of Condominium Buildings and Balconies		X
Painting - Interior of Unit	X	
Parking Spaces (excluding oil leaks/Owner items/debris)		X
Parking Spaces - Oil leaks, trash, Owner items (cleaning performed by Association at Owner's expense)		X
Pest Control - Unit	X	
Pest Control - Common Areas		X
Plumbing Lines - Solely serving one Unit wherever located, from point inside wall where line branches off to Unit	X	
Plumbing Lines - Inside the walls		X
Pools, Spas and related Equipment		L&R Committee
Pressure Regulators - Common Area		X
Pressure Regulators - Unit	X	
Protection Systems - Fire Alarm/Sprinkler System/Smoke Detectors within Common Area (maintenance, inspections, certification, repair, replacement, etc.)		X
Protection Systems - Fire Alarm/Sprinkler System/Smoke Detectors within Unit (maintenance, repair and replacement of sprinkler heads, smoke detectors, batteries, CO2 detectors)	X	
Recreation Rooms - Roeder Pavilion, Beach Club, Health Club		L&R Committee
Restrooms - Common Area		X
Roof Shingles/Tiles		X
Roof Underlayment		X

<b>COMPONENT(S)</b>	<b>OWNER</b>	<b>ASSN.</b>
Roof Vents		X
Sewer Lines - Common Area or those serving more than one Unit wherever located		X
Sewer Lines- Main Sewer Line in Coronado Shores Project		Enforce Committee
Sewer Lines - Solely serving one Unit wherever located within Unit to the wall	X	
Shower Pans	X	
Sidewalks - Common Areas, up to Condominium Building entry		L&R Committee
Slab/Concrete		X
Sliding Door Flashing/Waterproofing within Unit	X	
Sliding Door Frames and Tracks within Unit	X	
Sliding Door Glass/Hardware within Unit	X	
Sliding Doors/Screens within Unit	X	
Spraying for Household Pests (ants, fleas, etc.) in the interior of the Unit	X	
Spraying for Landscaping Pests (ants, fleas, etc.) on the exterior of the Unit		X
Storage Areas/Cages - Common Area		X
Storage Lockers - Parking Spaces	X	
Stucco Painting/Coloring		X
Stucco Repair and Replacement		X
Sun Deck Railings		X
Sun Deck Cleaning and Maintenance (except for deck surface)	X	
Sun Deck Painting		X
Sun Deck - Surface of deck		X
Termites - Structural		X
Trim - Wood - Exterior - Maintenance and Replacement		X

<b>COMPONENT(S)</b>	<b>OWNER</b>	<b>ASSN.</b>
Trim - Wood - Exterior - Painting		X
Walls - Bearing, Studs, Frames, Tiedowns, Other Structural Items		X
Walls - Non-bearing in Unit	X	
Wallpaper/Paneling	X	
Water Heater - Common Area		X
Windows/Sliding Doors - Flashing/Frames/Tracks/Hardware in Unit	X	
Windows/Sliding Doors - Glass	X	
Windows/Sliding Doors - Waterproofing/Moveable Parts/Screens in Unit	X	
Wiring - Electrical - Common Area or those serving more than one Unit wherever located, and wiring from the street to the Unit electrical panels		X
Wiring - Electrical - Solely serving one Unit wherever located from and including electrical panel in Unit, Unit outlets and throughout Unit interior	X	
Wiring - Telephone, Cable TV, Satellite, etc. in Unit and Unit interior	X	

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Revised: October 25, 2012