

Desert Foothills Condominium Association
MAINTENANCE MATRIX

ITEM	TYPE OF ELEMENT	WHO MAINTAINS?	WHO PAYS?
Unit - Cubic content space of Units, including all interior partitions and other fixtures and improvements (including, but not limited to, chutes, flues, wires, conduits, heating and air conditioning units, hot water heaters and gas, cable television, water and electric pipes, lines or meters) within the boundaries of a Unit and which serve only the Unit. Declaration, Section 2.5.2.	Part of Unit	Unit Owner	Unit Owner
Unit Boundary Lines – (a) the vertical boundaries are the exterior surfaces of the Perimeter Building Walls (and the exterior surface of any windows or doors in the Perimeter Building Walls) of the Building in which the Unit is located and a vertical plane running through the center of any Party Wall separating the Unit from another Unit or from a Utility Room; (b) the upper horizontal boundary is a horizontal plane with an elevation which is ten feet (10') above the lower horizontal boundary of the Unit; and (c) the lower horizontal boundary is the top surface of the floor slab beneath the Unit. Declaration, Section 2.5.1.	Part of Unit	Unit Owner	Unit Owner
Party Walls – Walls between two Units. Declaration, Sections 1.2.30, 2.5.3.	Part of Unit	Unit Owners	Unit Owners
Utility Room within each Building. Declaration, Section 2.8 1(d) & Section 7.2.3	Part of Unit or Units w/in Building	Association	Benefitted Unit Owner(s)
Limited Common Elements - Portions of the Common Elements that serve one or more but less than all Units - (a) Any chute, flue, pipe, duct, wire, conduit or other fixture (including, but not limited to, heating and air conditioning units and related equipment and natural gas, cable television, water and electric pipes, lines or meters), located outside of the boundaries of a Unit, which serve only one Unit are a Limited Common Element allocated solely to the Unit served; (b) If a chute, flue, pipe, duct, wire, conduit or other fixture (including, but not limited to, hot water heaters, heating and air conditioning units and related equipment and natural gas, cable television, water and electric pipes, lines or meters) lies partially within and partially outside the designated boundaries of a Unit, the portion outside the boundaries of the Unit which serve only the Unit is a Limited Common Element allocated solely to the Unit, the use of which is limited to the Unit served. Declaration, Section 2.8 (a) & (b); Section 5.2.	Limited Common Element	Unit Owner	Unit Owner
Covered parking space or any other parking space allocated to Unit and areas designated on the Plat as Limited Common Elements. Declaration, Section 2.8 & Section 5.1.	Limited Common Element*	Association	Association
Buildings (excluding Units), Perimeter Building Walls. Declaration, Sections 1.2.31, 5.1, 5.2.	Common Element †	Association	Association as Common Expense

Landscaping, monuments; pipes & conduits serving more than one Unit; sprinkler systems and control panels. Declaration, Sections 2.5.2, 5.1, 5.5.	Common Element †	Association	Association as Common Expense
Note: Any landscaped areas or other portions of the Common Elements modified by Unit Owner (via Agreement) are to be maintained by the Unit Owner pursuant to terms of such written Agreements with the Association.	Common Element	Unit Owner	Unit Owner
Insurance premiums, management & other professional services, taxes, water for landscaping, electricity for common lighting, natural gas, water and sewer for Units, refuse collection. Declaration, Sections 1.2.10, 6.6, 8.2.	Services/Utilities	Association	Association as Common Expense

* Although the Association must maintain certain portions of the Limited Common Elements as a common expense, the Association is authorized to pass those costs through to the benefitted Unit owner(s) if such Limited Common Element is allocated exclusively to the use of one Unit or if the repairs are due to the negligence or misconduct of the Unit Owner. See Declaration, Article 5, Section 5.4. Unit Owners must also keep their Units and Limited Common Elements in a good, clean, sanitary condition and clear of debris and personal objects. See Declaration, Article 5, Section 5.2.

† In addition, even though the Association is responsible to maintain, repair or replace Common Elements, the Association is authorized to pass those costs through to the benefitted Unit owner(s) if such repairs are due to the negligence or misconduct of the Unit Owner. See Declaration, Article 5, Section 5.3 and A.R.S. § 33-1255(C) [the Association may pass the common expenses through to the Unit Owner if the common expenses benefit fewer than all the owners or if the owner is responsible for the damages].