

FTVI-1 HOMEOWNERS ASSOCIATION

MAINTENANCE MATRIX

ITEM	WHO MAINTAINS?	WHO PAYS?
Common Area*	ABM	ABM***
Restricted Common Area**	FTV-1	FTV-1***
Party Walls (ordinary wear and tear; deterioration from lapse of time)	Adjoining Owners	Equal split by adjoining Owners
Party walls (damage caused by negligent or willful acts or omissions of one of the adjoining owners or his agents, tenants, licenses, guests or family that exposes the wall to the elements) ****	Adjoining Owners	Offending Owner bears full cost (other damage may be proportionately split)
Exterior building surfaces on Lots (paint, repair, replace)	FTV-1	FTV-1
Front yard desert landscaping, trees, shrubs on Lots	FTV-1	FTV-1
Walks, parking areas, other exterior improvements ⁺	FTV-1	FTV-1
Grass or other vegetation or landscaping within private patio areas	Owner	Owner
Windows (including cleaning and replacing of the window or other glass surfaces)	Owner	Owner
Roofs (maintenance, repairs, replacement)	Owner	Owner
Heating and cooling equipment	Owner	Owner
Any exterior hardware on Lots	Owner	Owner
All other parts of a Lot or parts of a Unit (See Article X) (i.e., garages, storage areas)	Owner	Owner
Interior of dwelling Unit on Lot (and all fixtures and equipment installed within a dwelling Unit)	Owner	Owner
Patios	Owner	Owner
Cement block and aluminum fences on Lots adjoining golf course	Owner	Owner

*"Common Area" is noted on the Plat Map as the streets within FTV-1. Ahwatukee Board of Management, Inc. ("ABM"), is tasked with managing and maintaining the Common Areas within the Ahwatukee Master Plan of Development.

**"Restricted Common Area" – land designated for the exclusive use of Owners within FTV-1; maintained and owned by FTV-1.

***Note that for any damage on any Common Area or Restricted Common Areas (or any Improvements thereon) caused by the negligent or act of any Owner (or the Owner's guests, agents, family members, or occupants), the Owner is responsible to reimburse ABM or the HOA for the necessary repairs.

****"Party Wall" – Any wall, patio or lot line wall placed on the dividing line between separate lots. Note that any repairs or maintenance necessitated out of one Owner's negligent or willful acts or omissions may be required to pay for a higher portion of the cost of said maintenance or repairs. If there is a dispute about the proper distribution between adjoining Owners, the issue will be submitted to arbitration for a resolution. (See Article VIII, Section (a) and (g)).

⁺"Exterior Improvements" – Includes walls surrounding each lot and patio walls, both the side facing the street and the interior side.