

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MAINTENANCE MATRIX**

Summary of Homeowner and Association Responsibilities (Condominiums)

July 2025

	Component	Homeowner Duty to Maintain, Repair and Replace	Association Duty to Maintain, Repair and Replace	CC&R Section	Comments
1	Address Signs - units		✓	7.4(g)	
2	Air Conditioner (including condenser, pad, electrical box, wiring, lines and ducts)	✓		7.3(b)(8)	
3	Air Vents, Pipes and Ducts - exterior fixtures (including roof fixtures)		✓	7.4(a)	
4	Air Vents, Pipes and Ducts - exterior fixtures (installed by homeowner)	✓		7.3(b)(19)	
5	Air Vents, Pipes and Ducts - interior	✓		7.3(b)(19)	
6	Appliances	✓		7.3(b)(2)	
7	Awnings - original developer installed		✓	7.4(u)	
8	Awnings - owner installed	✓		7.3(b)(40)	
9	Balcony Deck (including waterproof membrane, deck sheeting, drains, flashing and scuppers)	✓		7.3(b)(20)	Homeowner responsible for any structural damage due to failure of the balcony deck
10	Balcony Parapet Walls		✓	7.4(h)	
11	Balcony Railings		✓	7.4(h)	
12	Building Surfaces - exterior		✓	7.4(a)	
13	Cabinets	✓		7.3(b)(2)	
14	Cable TV wiring - serving the Unit wherever located	✓		7.3(b)(16)	
15	Ceilings - beams and structural components		✓	7.4(d)	
16	Ceilings - interior drywall (including surface coatings)	✓		7.3(b)(2)	
17	Chimney (including spark arrestor)		✓	7.4(a)	
18	Doorbell (including exterior button, transformer, wiring and chimes)	✓		7.3(b)(21)	
19	Doors - interior (including frame, trim and hardware)	✓		7.3(b)(2)	
20	Doors - exterior doors to Unit (including frame, trim, lockset, knobs, weather-stripping and threshold)	✓		7.3(b)(5)	

21	Drain Lines - interior and exterior terminating at the connection to the City main line (exclusively serving the Unit)	✓		7.3(b)(22)	
22	Drain Lines - interior and exterior terminating at the connection to the City main line (serving more than one Unit)	✓ Shared by all Units served		7.3(b)(22)	
23	Driveway		✓	7.4(i)	
24	Dryer Duct and Ducting - interior	✓		7.3(b)(19)	
25	Dryer Vent - exterior cap and hood		✓	7.4(a)	
26	Drywall - interior (including surface finishes)	✓		7.3(b)(2)	
27	Electric Vehicle outlets and charging station	✓		7.3(b)(23)	
28	Electrical Fuse Panel	✓		7.3(b)(24)	
29	Electrical Outlets, Switches and Wiring - interior and exterior serving the Unit, wherever located	✓		7.3(b)(24)	
30	Electrical Supply Line (starting from utility meter)	✓		7.3(b)(24)	
31	Elevators	✓		7.3(b)(33)	
32	Entryway Stairs and Walkway Landings (including drains and flashing)		✓	7.4(j)	
33	Faucet Bibs - internal and external serving Unit	✓		7.3(b)(6)	
34	Fireplace, Firebox and Flue (including gas supply pipes and valves, screen and glass enclosures)	✓		7.3(b)(25)	
35	Floors - all structural and other components except interior surfaces (includes sub-flooring and unfinished slab, such as concrete)		✓	7.4(k)	
36	Floors - interior (including floor coverings and underlayments)	✓		7.3(b)(2)	
37	Foundations (including, but not limited to, slab, footings and any post-tension components)		✓	7.4(l)	
38	Garage Apron		✓	7.4(i)	
39	Garage Door - exterior wood trim		✓	7.4(c)	
40	Garage Door (including metal panels, door frame, hardware, tracks, weather-stripping, door opener, wiring, sensors and painting)	✓		7.3(b)(3)	Garage doors (including painting) is homeowner responsibility, association will paint all garage doors during building painting
41	Garage Expansions - extension beyond original foundation wall	✓		7.3(h)	
42	Garage Floor Slab		✓	7.4(k)	
43	Garage Floor Unfinished Surface (including surface coatings)	✓		7.3(b)(27)	

44	Gas Supply Line - starting from utility meter	✓		7.3(b)(34)	
45	Gate - lower stacked-unit patio entry gate		✓	7.4(m)	
46	Gutters and Downspouts		✓	7.4(a)	
47	HVAC Systems and Ducting (furnaces and air conditioners)	✓		7.3(b)(26)	
48	Insurance	✓		7.3(c)	
49	Insurance		✓	Article IX	
50	Internet Wiring - serving the Unit wherever located	✓		7.3(b)(16)	
51	Lighting Fixtures - exterior (controlled by association switch or sensor)		✓	7.4(n)	
52	Lighting Fixtures - exterior (controlled by Unit switch or sensor)	✓		7.3(b)(39)	
53	Mail Boxes and Shade Covers		✓	7.4(s)	
54	Mail Box individual locks	✓		7.3(b)(38)	
55	Patio Deck - Wood Slat (including deck slats, flashing, deck joists and ledger boards)	✓		7.3(b)(28)	Homeowner responsible for any structural damage due to failure of the patio deck
56	Patio Deck - Waterproof (including waterproof membrane, deck sheeting, drains, flashing and scuppers)	✓		7.3(b)(29)	Homeowner responsible for any structural damage due to failure of the patio deck
57	Patio Deck - Penthouse Walkways and Landings (including waterproof membrane, deck sheeting, drains, flashing and scupper)	✓		7.3(b)(30)	Homeowner responsible for any structural damage due to failure of the patio, walkway and landing deck
58	Patio Parapet Walls		✓	7.4(h)	
59	Patio Railings		✓	7.4(h)	
60	Penthouse Emergency Exits (including stairs, doors, exterior ramp and railings)	✓		7.3(b)(31)	
61	Pests and Rodents and damage caused by such within Common Area		✓	7.4(o)	
62	Pests and Rodents and damage caused by such within Unit (excluding termites)	✓		7.3(b)(32)	
63	Plumbing Lines and Fixtures - exterior (starting at water meter, including shutoff valve, pressure regulator, hose bibs, and backflow valves exclusively serving the Unit)	✓		7.3(b)(15)	
64	Plumbing Lines and Fixtures - interior (including sinks, toilets, bath, shower, faucets, sink hardware, and supply hoses)	✓		7.3(b)(15)	
65	Roof Damage - caused by operable skylights, Owner-installed skylights, solar tubes, solar panels or satellite dish systems	✓		7.3(b)(18)	

66	Roofs (including underlying structural elements such as framing, underlayer and exterior roofing materials)		✓	7.4(a)	
67	Satellite Dish Antennas	✓		7.3(b)(16)	
68	Security Bars and Gates (installed by association)		✓	7.4(t)	
69	Security Bars and Gates (installed by homeowner)	✓		7.3(b)(35)	
70	Sewer Lines - interior and exterior terminating at the connection to the City main line (exclusively serving the Unit)	✓		7.3(b)(22)	
71	Sewer Lines - interior and exterior terminating at the connection to City main line (serving more than one Unit)	✓ Shared by all Units served		7.3(b)(22)	
72	Sewer Lines - clogs	✓		7.3(b)(14)	
73	Skylights - association installed		✓		
74	Skylights - owner installed	✓		7.3(b)(17)	
75	Slab Leaks	✓		7.3(b)(15)	
76	Smoke, Fire and Carbon-monoxide Detectors - internal	✓		7.3(b)(13)	
77	Solar energy systems and panels	✓		7.3(b)(12)	
78	Solar tubes	✓		7.3(b)(17)	
79	Stairwell Storage Cubbies - without association electrical panels	✓		7.3(b)(10)	Homeowner exclusive use storage cubby
80	Stairwell Storage Cubbies - with association electrical panels	✓	✓	7.3(b)(10)	Shared homeowner and association use and maintenance responsibility
81	Storage Closets - serving individual Unit	✓		7.3(b)(11)	
82	Telephone Wiring - internal and external serving the Unit wherever located	✓		7.3(b)(16)	
83	Termites and Other Wood-Destroying Pests - treatment and eradication in Common Area		✓	7.4(p)	Also covers interior building structure
84	Tree and Plant Root Damage - caused by Owner maintained trees and plants	✓		7.3(b)(1)	
85	Utility Closets and Doors - containing building electrical panels and meters, gas meters, and cable/internet/telephone service panels		✓	7.4(r)	
86	Utility Closets and Doors - serving individual Unit	✓		7.3(b)(9)	
87	Utility Closets and Doors - water heater closets	✓		7.3(b)(9)	

88	Utility Closets and Doors - water heater closets with water softener hookups (lower end-stacked units)	✓ Shared by all Units served		7.3(b)(9)	Maintenance responsibility of lower stacked unit where water heater is located; provided, maintenance shared by upper stacked unit to extent closet is used for water softener
89	Utility Closets and Doors - water softener closets	✓ Shared by all Units served		7.3(b)(9)	Grenoble and Moritz stacked units
90	Walls - interior non-load bearing walls and structural components	✓		7.3(b)(2)	
91	Walls - interior load bearing structural components		✓	7.4(d)	
92	Walls - interior drywall and surface materials	✓		7.3(b)(2)	
93	Water Heater	✓		7.3(b)(7)	
94	Water Pressure Regulator and Shut-off Valve	✓		7.3(b)(6)	
95	Water Supply Line - starting from utility meter	✓		7.3(b)(6)	
96	Windows and Sliding Glass Doors (including head, jamb, frame, panes, glazing, weather stripping, caulk, sash, sill, screens and flashing)	✓		7.3(b)(4)	
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