

SCOTTSDALE SHADOWS VI, INC. RESPONSIBILITY MATRIX 10/15

What is It?	Classification	Who Maintains it?	Who Insures it?	Provision
The Unit (inward from the interior, unfinished surfaces of the perimeter walls, floors, ceiling, doors and windows) and any portion of the air conditioning/heating system which exclusively services the Unit	UNIT	UNIT OWNER	ASSOCIATION	Sections 9.1, 1.18, 3.2, 12
Roof, bearing walls, and other structural components of the Building, as well as pipes, wires, conduits, ducts, flues, shafts, or public utility, water or sewer lines situated within a Unit and forming part of any system serving one or more other Units	COMMON ELEMENTS	ASSOCIATION	ASSOCIATION	Sections 9.1, 3.2, 21 ARS § 33-1202, ARS § 33-1212
Lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, finished flooring & any other material on the finished surfaces of the walls or floors	UNIT	UNIT OWNER	ASSOCIATION	Sections 9.1, 1.18, 3.2 and ARS § 33-1212
Additions, alterations or improvements to the Unit	UNIT	UNIT OWNER	UNIT OWNER OR ASSOCIATION, IF ASSOCIATION OPTS TO DO SO	Sections 9.1, 9.5
Patio Area and Balcony attached to each Unit	UNIT	UNIT OWNER	ASSOCIATION	Sections 3.2, 9.1, 12

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Guest Parking Spaces	COMMON ELEMENTS	ASSOCIATION	ASSOCIATION	Sections 6.2, 9.1
The Parcel, the roofs of the Buildings, laundry rooms, storage rooms, mechanical rooms, central air conditioning/heating system (excluding any portion of the system which exclusively serves each unit), Guest Parking spaces not assigned to any Unit, driveways, landscaping of the Common Elements	COMMON ELEMENTS	ASSOCIATION	ASSOCIATION	Sections 1.4, 4, 9.1