



MONTEREY

AT THE LAS VEGAS COUNTRY CLUB

MONTEREY CONDOMINIUM LIMITED COMMON ELEMENTS

Each condominium (Unit) Owner is responsible for limited common elements. This includes anything that is used for just one unit. While not an all-inclusive list, examples include the air conditioners (both indoor and outdoor components), patio fencing, drier air ducts, pipes servicing one unit, windows, doors, etc. This is due to the Monterey Covenants, Conditions, and Restrictions (CC&Rs), dated February 4, 2005, under Article VI (Maintenance), Section 6.2 (Units), Page 13, which states:

"Each Owner shall maintain, repair and replace, at its own expense, all portions of the Owner's Unit, including without limitation, any pipes, lines or other equipment related or appurtenant to the fixtures and equipment servicing any Dwelling Unit, any air conditioning apparatus serving such Owner's Dwelling Unit exclusively, except the portions of the Unit specifically required by this Declaration or the Act to be maintained, repaired or replaced by the Association."

Monterey Homeowners Association