



HUNTINGTON PIER COLONY

Exclusive Use Common Area

Defined: Exclusive use common area means a portion of the common areas set aside for the exclusive use of one or more, but fewer than all, owners. [Civ. 1351\(i\)](#) As provided for in [Civ. 1364\(a\)](#), owners are responsible for maintaining exclusive use common areas associated with their unit.

Examples: Unless the CC&Rs provide otherwise, following are examples of exclusive use common areas:

- balconies, patios and sliding glass doors
- screens and windows
- heating, ventilation, air conditioning serving a single unit
- electrical wiring, outlets & switches
- telephone wiring
- cable wiring
- parking spaces
- exterior doors, doorframes, and hardware
- doorsteps, stoops, patios
- awnings