

Maintenance Responsibility Matrix		
Board of Directors Approved 12/14/2020	Reference CC&Rs Sections 11.15 & 8.1	
Area of Responsibility	Unit Owner	Association
Utilities		
Exterior Storm Drains		X
Exterior Sanitation Lines (common area lines only)		X
Exterior Water Lines (common area lines only)		X
Building Maintenance		
Air Conditioning	X	
Asphalt maintenance & repairs		X
Brick or mortar siding		X unless due to settling
Exterior alterations by owner (with approval)	X	
Storm & Screen doors / windows	X	
Exterior handrails		X
Bricks and Mortar Steps / Stoops		X unless due to settling
Exterior Painting (excluding doors) *		X
Exterior Doors	X	
Weather-stripping	X	
Front Porches / Steps (structural only)		X
Homeowner Sidewalk & Driveway (includes cleaning)	X	
Patio, Deck and/or Porch Decking	X	
Exterior siding & trim (cleaning/painting/repair) *		X
Window framing	X	
Window glass, screens and casements	X	
Shutters		X
Roof & Roof Vents		X
Under Eave Air Vents		X
Foundation Vents	X	
Gutters and down spouts		X
Termite inspection**		X
Termite treatments**		X
Insurance on Common Area		X
Insurance on Lot (including Townhome and other Structures)	X	
Fixtures		
Exterior Water Faucets	X	
Interior plumbing pipes and fixtures	X	
Doorbells, knobs, locks	X	
Exterior electrical fixtures	X	
Equipment and Appliances	X	
Exterior Light Fixtures	X	
Exterior Light Bulb Replacement	X	
Exterior House Numbers	X	
Mailboxes		X
Grounds Maintenance*		
Common Area Maintenance		X
Concrete Sidewalks		X
Private Roads		X
Pond		X
Facilities		
Pool		X
Parking Access		X