

MAINTENANCE	MAINTENANCE RESPONSIBILITY				
ITEM	Assoc.	H.O.	Developer	See note #	N/A
Air Conditioner		X			
Ants (exterior)		X		1	
Ants (interior)		X		1	
Bees & Hives	X	X		1	
Cable T.V.	X	X		6	
Decks/Balcony	X	X		4,10,11	
Balcony/Courtyard Drains		X			
Decks/Balcony	X	X		4,10,11	
Doors (painting)		X			
Dryer Vents		X			
Electric /Circuit Breakers		X		8	
Escrow Inspections		X			
Fence repair and paint	X				
Fountains	X				
Front Door (repr/replace)		X			
Front Door (painting)		X			
Front Yard	X				
Furnace		X			
Garage Door frame (wood)		X			
Garage Door (pnt/rpr/rpl)		X			
Garage Door (mechanism)		X			
Gas Pipes		X			
Gates (individual units)		X			

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ITEM	Assoc.	H.O.	Developer	See note #	N/A
Graffiti/Vandalism	X			10 & 13	
Gutters/Rain	X			3	
Heater		X			
Hosebib/Faucet		X			
Interior Repairs		X			
Lights (Porch)		X			
Lights (Building)	X				
Light Poles	X				
Mailbox Repair/Replace	X				
Mailbox locks/keys		X			
Mix-It Valves		X			
Paint Exterior	X			13	
Patio		X			
Patio Cover		X			
Plumbing (interior)		X		7	
Pressure Regulator		X			
Rats/Rodents	X	X		1	
Roof Leak (repair)	X			10,12	
Sliding Doors & screens		X			
Slab Leak		X		7	
Sewer Pipes		X			
Sewer Main for building	X				
Stairs/stariway/railing	X	X		4,9,11	

MAINTENANCE	MAINTENANCE RESPONSIBILITY				
ITEM	Assoc.	H.O.	Developer	See note #	N/A
Stucco Repair (ext)	X				
Termite Inspections	X	X		5,9	
Termite Treat Ext & Attic	X			5,9	
Termite Treat Int & Patio c		X			
Trash Pick up	X				
TV Reception	X	X		6	
Wasp Nests	X	X		1	
Water Heater		X			
Water Pipes		X			
Water shut off valve		X			
Windows		X			

Note # 1 HOA is not resp. for ants or spiders. Common walls are a shared cost between adj owners. Bees - Common Area HOA

Note # 2 H/O should provide pole # when calling in repair request

Note # 3 Board reviews community wide rain gutter cleaning annually

Note # 4 Deck & Stairs are HOA resp, H/O resp to maintain the top coating by following rules and regs (pots, charis, etc)

Note # 5 HOA wide exterior insp and treatment gets done by Bugman.
H/O resp for escrows, PCW for wood repairs with Board Apprvl

Note # 6 Basic level 2 cable is paid for thru HOA dues, premium items are paid directly by owner to Time Warner

Note # 7 All plumbing , drainage related issues and int rep is H/O resp!
HOA is resp to meter (only sewer main for whole bldg)

Note # 8 If damage is inside unit, meter or fuse box is H/O, if it is a C.A. meter it is HOA, call SCE before calling electrician

Note # 9 Wood repair work orders go to PCW first to inspect and advise

Note # 10 Any damage or repairs that are caused by H/O are their resp.
(ie. Improper sat dish install)

Note # 11 Deck Repairs would be a community wide per Reserve Study

Note # 12 Roof leaks to PCW to inspect and advise

Note # 13 Hutton painting is painting the community, call for touch ups