

ADDENDUM D

MAINTENANCE RESPONSIBILITIES

Approved by the Board of Directors: April 4, 2019

CC&Rs Sections 4.18 and 5.05 set forth maintenance (repair and replacement) responsibilities of the Association and of Owners. In general, Owners are responsible for the maintenance of all components within the interior of their units (including laundry rooms) whose limits are the interior surfaces of the ceilings, walls, floors, windows and doors as well as the maintenance of some exterior components designed to serve only their units.

Owners are also responsible for the maintenance of all components they or a previous Owner installed or altered whether or not they had been approved by the Architectural Control Committee.

The cleanliness of units, entries, patios, balconies and assigned garages are also the responsibility of Owners.

The following table details the maintenance (repair and replacement) responsibilities of the Association and of Owners. Owners are responsible for the repair of damages to common-area components they or their tenants cause.

Questions concerning maintenance responsibilities should be directed to the Management Office.

	COMPONENTS	ASSOCIATION	OWNER
A	Air Conditioning, Heating, Laundry, Water Heaters		
1	Air-conditioning systems and related components		▲
2	Furnaces, registers, thermostats, vents and ducts within a unit		▲
3	Cleanliness of furnace, water-heater, and laundry drains and vents		▲
4	Laundry appliances and water-heater		▲
5	Pans under water heaters and washing machines <u>except</u> concrete-filled pans in 2 nd -floor units in Phases 2, 3 and 4		▲
6	Radiant ceiling heat wiring in Phase One units <u>unless</u> ceilings were scraped and re-covered by the Owner	▲	
7	Radiant ceiling heat thermostats in Phase One units		▲
B	Balcony, Front Entrance, Patio, Atrium, Two-Story Building Landings		
1	Cleanliness of patio, atrium and balcony drains		▲
2	Floor coverings (rugs, tile, etc.)		▲
C	Bathrooms		
1	Cabinetry, toilets, toilet wax seals and mounting bolts, tubs, sinks, and showers		▲
2	Toilet mounting flanges	▲	
D	Cables, Wiring and Antennas		
1	Telephone, television, internet, satellite, computer, and audio equipment		▲

	COMPONENTS	ASSOCIATION	OWNER
E	Condominium Interior		
1	Baseboards, quarter rounds, door moldings, and crown moldings		▲
2	Exhaust fans (kitchen and bathrooms) and vents within a unit		▲
3	Floor coverings (rugs, tile, etc.) within a unit		▲
4	Kitchen appliances		▲
5	Painting, texturing, coverings on walls, ceilings, and interior doors		▲
7	Smoke and carbon-monoxide alarms		▲
8	Water shutoff valves, flex lines, hoses and drains within a unit (showers, tubs, sinks, toilets, water heaters, laundry, etc.)		▲
F	Condominium Exterior		
1	Fences, rails, walls, gates, patios, balconies, breezeways, stairways, and landings	▲	
2	Gutters and downspouts except those installed by Owners	▲	
3	Insulation within walls, ceilings and attics	▲	
4	Skylights, solar tubes, and related components		▲
5	Solariums, sunrooms, atrium covers/roofs, and related components		▲
6	Structural walls, exterior walls, siding, wood trim, stucco, roofs, and roof vents	▲	
7	Vents and ducts within walls, ceilings, and attics for water heaters, exhaust fans, and heating and air-conditioning systems	▲	
8	Water shutoff valves and hose bibs on exterior of building	▲	
9	Water lines within walls, floors, ceilings, attics and on interior surfaces upstream of a shutoff valve	▲	
G	Doors and Windows		
1	Interior doors, exterior doors (entry, patio, balcony and laundry), and related components		▲
2	Painting inside of exterior doors (entry and laundry)		▲
3	Painting outside of exterior doors (entry and laundry)	▲	
4	Window glass and screens, patio/balcony-door glass and screens, and related components		▲
5	Window frames and exterior-door frames (entry, patio, balcony and laundry)	▲	
H	Electrical		
1	Electrical wiring within walls, ceilings and attics, junction boxes, and circuit-breaker boxes and bus bars	▲	
2	Interior lights, switches, outlets, ground-fault circuit interrupters (GFCIs), circuit breakers, and doorbell chimes		▲
3	Porch, entry, patio and balcony light fixtures, outlets, and doorbell buttons		▲
I	Gas Lines		
1	Gas shutoff valves and flex lines within a unit and laundry room		▲
2	Gas lines within walls, floors, ceilings, attics and connected to meters	▲	
J	Garages		
1	Garage doors, door frames, hinges, springs, tracks, rollers, electrical wiring, receptacles, and switches	▲	
2	Garage-door openers, controls, keys, and light bulbs		▲
K	Sanitary Sewers		
1	Sanitary sewer lines, drains and vents within walls, floors, ceilings, attics, and outside of buildings	▲	
2	Sanitary sewer lines or drain line blockage due to a resident's negligence		▲