

Responsibility For Maintenance Items

Homeowners:

Unit's chimney cap, driveway, walkway, electrical system, HVC, building interiors, lot irrigation, exterior light fixtures, internal piping, repair/replacement of windows and doors (pedestrian and garage). General cosmetic power washing of the exterior building and stucco columns/walls is also homeowner responsibility.

HOA:

Catch basins, sidewalks, streets, perimeter fencing (steel, wood and stucco), gate entry system, gates and operators, irrigation system, light poles and fixtures, retaining walls, balcony railings and the balconies themselves, wooden shutters, stucco walls paint and repair, wood trim, concrete tile roofs, shared fencing (steel, wood, and stucco). Landscaping of common areas that was originally installed. Also, the HOA shall maintain the stain of the exteriors of the front doors and garage doors, as applicable to connection with the repairing of the building exterior.