

YALE MAINTENANCE ASSOCIATION

Owner and Association Maintenance Responsibility Matrix

The following Maintenance Responsibility Matrix provides a general summary of the maintenance responsibilities of the Homeowners Association and the owners with respect to identified components or areas, based upon an interpretation of the Declaration of Covenants, Conditions & Restrictions ("CC&Rs"), the Condominium Plan ("Condo Plan") and the California Civil Code.

Any homeowner-installed item for which the owner obtained architectural approval shall be the responsibility of the homeowner to maintain and repair. In addition, each owner is responsible for any damage to any Common Area or an individual Unit from any addition or modification the owner installed. This Maintenance Responsibility Matrix does not constitute authorization for any owner to perform any additions, alterations, modifications, or other work for which Board or Architectural Committee approval is otherwise required.

Notwithstanding any provision to the contrary contained in any of the Governing Documents, the Association shall not be liable or responsible for any damage (which includes, but not necessarily limited to water damage, mold infestation, or other damage to the interior of a Unit, as defined herein, or personal property within a Unit) resulting from electricity, gas, dirt, dust, sand, wind, rain, water, sewage or other liquid or substance which may leak or flow from outside of any Unit or from any part of the Condominium building, or from any pipes, drains, conduits, appliances or equipment or from any other place, cause or source whatsoever (including, without limitation, from Common Area or Exclusive Use Common Area, an adjacent Unit, or arising from an act of god), unless caused by the gross negligence of the Association, its Board members, directors, officers, committee members, the management agent, manager or the manager's staff or resulting from wilful failure by the Association to maintain the Common Area or from patent or latent defects in construction or repair undertaken by the Association or its agents.

HOA = Association

O = Homeowner

MAINTENANCE ITEM	HOA	O	CC&Rs Reference	Notes and Comments
<i>Unit Interior</i>				
Air Conditioning Units		X	Art. I, Sect 8	Condo Plan; CC §§ 4145, 4775
Appliances-Built-In & Freestanding		X	Art. I, Sect 13(c)	Condo Plan; CC §§ 4145, 4775
Attic and attic spaces and components (including interior undecorated surfaces)		X	Art. VII	Condo Plan; CC §§ 4145, 4775
Cabinets		X	Art. I, Sect 13(c)	Condo Plan; CC §§ 4145, 4775
Ceilings and ceiling components (including interior undecorated surface)		X	Art. I, Sect 13(c)	Condo Plan; CC §§ 4145, 4775

MAINTENANCE ITEM	HOA	O	CC&Rs Reference	Notes and Comments
Doors - Entry (entry lock, weather stripping, interior, interior finish, closet, sliding (frame & track)), and doorbell		X	Art. I, Sect 13(c), Art. VII, Sect 2(a)	Condo Plan; CC §§ 4145, 4775
Electric Switches & Outlets - Interior		X	Art. I, Sect 8, Art. I, Sect 13(c), Art. VII, Sect 2(a)	Condo Plan; CC §§ 4145, 4775
Fans (including exhaust fans and vent pipes)		X	Art. VII, Sect. 1	Condo Plan; CC §§ 4145, 4775
Fireplace (including related components, the surround, firebox, chimney, flues, mantel, spark arrestor, smoke chamber, etc.)		X	Art. I, Sect 13(c)	Condo Plan; CC §§ 4145, 4775
Floor and Floor Coverings (including interior undecorated surface and excluding slab foundation)		X	Art. I, Sect 13(c); Art. VII, Sect 2(d)	Condo Plan; CC §§ 4145, 4775
Hardware-Cabinets, Doors, Windows		X	Art. I, Sect 13(c)	Condo Plan; CC §§ 4145, 4775
Heating Equipment (including furnace and heating systems servicing exclusively the unit)		X	Art. I, Sect 8	Condo Plan; CC §§ 4145, 4775
Hot Water Heater System (exclusively servicing individual units and including all related component parts, including lines, switches, pipes, mounts, braces, supports, etc.))		X	Art. I, Sect. 13(c)	Condo Plan; CC §§ 4145, 4775
Interior Walls and wall components (including interior undecorated surface and excluding drywall, sheet rock and wall boards)		X	Art. I, Sect 13(c); Art. VII, Sect 2(d)	Condo Plan; CC §§ 4145, 4775
Lights and Lighting Fixtures-Interior		X	Art. I, Sect 8, Art. I, Sect 13(c), Art. VII, Sect 2(a)	Condo Plan; CC §§ 4145, 4775
Paint-Interior		X	Art. I, Sect 8, Art. I, Sect 13(c), Art. VII, Sect 2(a)	Condo Plan; CC §§ 4145, 4775
Shower Pan		X	Art. I, Sect 8, Art. I, Sect 13(c), Art. VII, Sect 2(a)	Condo Plan; CC §§ 4145, 4775
Showers		X	Art. I, Sect 8, Art. I, Sect 13(c), Art. VII, Sect 2(a)	Condo Plan; CC §§ 4145, 4775
Toilets, Tubs, Sinks		X	Art. I, Sect 8, Art. I, Sect 13(c), Art. VII, Sect 2(a)	Condo Plan; CC §§ 4145, 4775

MAINTENANCE ITEM	HOA	O	CC&Rs Reference	Notes and Comments
Wall coverings-Paper, Paneling, Mirror (excluding drywall, sheetrock, and wall board)		X	Art. I, Sect 8, Art. I, Sect 13(c), Art. VII, Sect 2(a)	Condo Plan; CC §§ 4145, 4775
Window Glass & Screens		X	Art. I, Sect 8, Art. I, Sect 13(c), Art. VII, Sect 2(a)	Condo Plan; CC §§ 4145, 4775
Windows, window frames & hardware		X	Art. I, Sect 8, Art. I, Sect 13(c), Art. VII, Sect 2(a)	Condo Plan; CC §§ 4145, 4775
Unit Exterior				
Air Conditioning Unit & Pad		X	Art. I, Sect 8	Condo Plan; CC §§ 4145, 4775
Building Surfaces-Paint	X		Art. VII, Sect. 1(a)	CC § 4775(a)(1)
Building Trim-paint and repair	X		Art. VII, Sect. 1(a)	CC § 4775(a)(1)
Doors- Exterior Glass & Hardware and Frame		X	Art. I, Sect 8, Art. I, Sect 13(c), Art. VII, Sect 2(a)	Condo Plan; CC §§ 4145, 4775
Doors-Exterior-Locks & Hardware		X	Art. I, Sect 8, Art. I, Sect 13(c), Art. VII, Sect 2(a)	Condo Plan; CC §§ 4145, 4775
Doors-Exterior-Paint	X		Art. VII, Sect. 1(a)	CC § 4775(a)(1)
Doors-Screen/Security		X	Art. I, Sect 8, Art. I, Sect 13(c), Art. VII, Sect 2(a)	Condo Plan; CC §§ 4145, 4775
Fire Extinguisher (including cabinet)	X		Art. VII, Sect. 1(a)	CC § 4775(a)(1)
Landscape inside walled patios		X	Art. VII, Sect. 2(a)	Condo Plan; CC §§ 4145, 4775
Lights and lighting - (Building Exterior)	X		Art. VII, Sect. 1(a)	CC § 4775
Mailboxes (USPS)			Not Applicable - USPS maintains and repairs	USPS maintains and repairs this component
Satellite Dished / Antennas (if approved by the Association)		X	Art. VII, Sect. 2(a)	Condo Plan; CC §§ 4145, 4775
Sidewalks and Pathways	X		Art. VII, Sect. 1(a)	CC § 4775
Siding/Stucco	X		Art. VII, Sect. 1(a)	CC § 4775
Utility Doors and Cabinets	X		Art. VII, Sect. 1(a)	CC § 4775
Patio				
Patio - General (enclosed and appurtenant to Unit)		X	Art. VII, Sect. 2(a)	Condo Plan; CC §§ 4145, 4775
Patio - Original Floors		X	Art. VII, Sect. 2(a)	Condo Plan; CC §§ 4145, 4775

MAINTENANCE ITEM	HOA	O	CC&Rs Reference	Notes and Comments
Patio - Modified Floors		X	Art. VII, Sect. 2(a)	Condo Plan; CC §§ 4145, 4775
Patio - Slab		X	Art. VII, Sect. 1(a)	CC § 4775

MAINTENANCE ITEM	HOA	O	CC&Rs Reference	Notes and Comments
Greenbelt (Common Area)				
Drainage System	X		Art. VII, Sect. 1(a)	CC § 4775
Faucets, Handles, Washers, Hose Bib	X		Art. VII, Sect. 1(a)	CC § 4775
Gates	X		Art. VII, Sect. 1(a)	CC § 4775
Landscaping	X		Art. VII, Sect. 1(a)	CC § 4775
Surfaces/Slabs/Pathways	X		Art. VII, Sect. 1(a)	CC § 4775
Walls/ Fencing	X		Art. VII, Sect. 1(a)	CC § 4775
Garage				
Interior of Garage		X	Art. VII, Sect. 2	Condo Plan; CC §§ 4145, 4775
Garage Bearing Walls & Floors	X		Art. VII, Sect. 1(a)	CC § 4775
Beams - Posts	X		Art. VII, Sect. 1(a)	Condo Plan; CC §§ 4145, 4775
Beams - Structural	X		Art. VII, Sect. 1(a)	CC § 4775(a)(1)
Driveway to Garage	X		Art. VII, Sect. 1(a)	CC § 4775(a)(1)
Garage Door (arms/hardware/springs/locks)		X	Art. VII, Sect. 2(c)	Condo Plan; CC §§ 4145, 4775
Garage Door (opener)		X	Art. VII, Sect. 2(c)	Condo Plan; CC §§ 4145, 4775
Garage Door - Exterior (painting only)	X		Art. VII, Sect. 1(a)	Condo Plan; CC §§ 4145, 4775; Repair and replacement of the exterior garage doors are the respective owner's responsibility
Garage Door - Man door from patio entry to garage	X		Art. VII, Sect. 1(a)	CC § 4775
Roof				
Gutters - Downspouts	X		Art. VII, Sect. 1(a)	CC § 4775(a)(1)
Roof	X		Art. VII, Sect. 1(a)	CC § 4775(a)(1)
Roof Flashing	X		Art. VII, Sect. 1(a)	CC § 4775(a)(1)
Roofing Materials	X		Art. VII, Sect. 1(a)	CC § 4775(a)(1)
Roofing Underlayer (Felt)	X		Art. VII, Sect. 1(a)	CC § 4775(a)(1)

MAINTENANCE ITEM	HOA	O	CC&Rs Reference	Notes and Comments
Utilities/Wiring/Plumbing				
Cable Television Wiring		X	Art. VII, Sect. 2; Art. XIII	Condo Plan; CC §§ 4145, 4775
Drains-Tub, Shower, Sink (Stoppage)		X	Art. VII, Sect. 2; Art. XIII	Condo Plan; CC §§ 4145, 4775
Electrical Switches, Sockets		X	Art. VII, Sect. 2; Art. XIII	Condo Plan; CC §§ 4145, 4775
Electrical Wiring - Interior		X	Art. VII, Sect. 2; Art. XIII	Condo Plan; CC §§ 4145, 4775
Gas Lines (to the extent the line services the Unit exclusively)		X	Art. VII, Sect. 2; Art. XIII	Condo Plan; CC §§ 4145, 4775
Lines, pipes, connections and conduits (including, drain, supply, vent)	X	X	Art. VII, Sect. 2; Art. XIII	Condo Plan; CC §§ 4145, 4775; Owner is responsible; however, to the extent the line, pipe, connection, or conduit is outside the Unit (e.g., behind the walls), the HOA is responsible
Plumbing - Interior (servicing Unit)		X	Art. VII, Sect. 2; Art. XIII	Condo Plan; CC §§ 4145, 4775
Plumbing (main line)	X		Art. VII, Sect. 1	CC § 4775
Plumbing (slab leak)	X		Art. VII, Sect. 1	CC § 4775
Plumbing Fixtures (Toilet, Tub, Sink)		X	Art. VII, Sect. 2; Art. XIII	Condo Plan; CC §§ 4145, 4775
Plumbing - Exterior hose bib servicing Unit		X	Art. VII, Sect. 2; Art. XIII	Condo Plan; CC §§ 4145, 4775
Telephone Wiring		X	Art. VII, Sect. 2; Art. XIII	Condo Plan; CC §§ 4145, 4775
Toilets-Tank Components		X	Art. VII, Sect. 2; Art. XIII	Condo Plan; CC §§ 4145, 4775
Toilet-Wax Rings		X	Art. VII, Sect. 2; Art. XIII	Condo Plan; CC §§ 4145, 4775
Pest Control				
Pest Damage Repair to Common Area (e.g., exterior components, framing, structural components, etc.)	X		Art. VII, Sect. 1	CC §§ 4775, 4780

Pest Damage Repair to Residence (separate interest) (e.g., walls coverings, floor coverings, interior fixtures, cabinets, personal property, etc.)		X	Art. VII, Sect. 2	Condo Plan; CC §§ 4145, 4775
Common Area Improvements (Serving All Units)				
Drainage Systems, Ditches, Catch Basins	X		Art. VII, Sect. 1(a)	CC § 4775
Driveways & streets (outside of Units)	X		Art. VII, Sect. 1(a)	CC § 4775
Irrigation (including sprinklers, pipes, and related systems)	X		Art. VII, Sect. 1(a)	CC § 4775
MAINTENANCE ITEM	HOA	O	CC&Rs Reference	Notes and Comments
Landscaping	X		Art. I, Sect. 5	CC § 4775
Lighting	X	X	Art. I, Sect. 4; Art. I, Sect 5	HOA is responsible for Common Area lighting. Owners are responsible for any lighting at their Unit and Exclusive Use Common Area and areas in which the light switch is controlled exclusively by the Owner.
Perimeter Fencing/Walls Exterior Side	X		Art. I, Sect. 5	CC § 4775