

Country View Condominium Homeowners Association
Maintenance Matrix

Maintenance Item	Responsibility	Authority
Air Conditioning System - Each Unit	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Appliances - Built In	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Appliances - Free Standing	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Attic (excluding the Personal Contents, Plumbing and Wiring which is the Owner's responsibility to maintain)	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 27, Article VII Sec 1
Bathtub Waste and Overflow	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Cabinets -In Units	Owner	CC&R-1983 Pg 27, Article VII Sec 1
Countertops	Owner	CC&R-1983 Pg 27, Article VII Sec 1
Caulking - Exterior of Unit	HOA	CC&R-1983 Pg 28, Article VII Sec 3
Caulking - Interior of Unit	Owner	CC&R-1983 Pg 27, Article VII Sec 1
Concrete and Asphalt Surfaces - Driveway/Parking	HOA	CC&R-1983 Pg 28, Article VII Sec 3
Ceilings - Unit - Interior Surfaces	Owner	R&R-2010 Pg 12; CC&R-1983 Pg 27, Article VII Sec 1
Common Area Improvements	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 28, Article VII Sec 3
Doorbell - Exterior Components/Button Switch	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Doorbell - Interior Components/Wiring	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Doors - Entry - Frame and Door	Owner	R&R-2010 Pg 12; CC&R-1983 Pg 25, Article VII Sec 13
Doors - Entry - Painting Exterior & Interior Surfaces	Owner	R&R-2010 Pg 12; CC&R-1983 Pg 25, Article VI Sec 13
Doors - Entry - Locks & Hardware	Owner	R&R-2010 Pg 12; CC&R-1983 Pg 25, Article VI Sec 13
Doors - Entry - Weatherstripping	Owner	R&R-2010 Pg 12; CC&R-1983 Pg 25, Article VI Sec 13
Doors - Interior	Owner	CC&R-1983 Pg 25, Article VI Sec 13
Doors - Utility Closet - Common Area	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 28, Article VII Sec 3
Doors - Utility Closet - Common Area - Locks and Hardware	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 28, Article VII Sec 3
Doors - Utility Closet - Exclusive Use Common Area	Owner	R&R-2010 Pg 12; CC&R-1983 Pg 25, Article VI Sec 13
Doors - Utility Closet - Exclusive Use Common Area - Locks and Hardware	Owner	R&R-2010 Pg 12; CC&R-1983 Pg 25, Article VI Sec 13
Doors - Screen/Security	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Doors - Sliding Glass - Unit - Frame, Glass, Tracks & Flashing/Waterproofing	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Doors - Unit - Sliding Glass - Screen	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Drainage Systems (e.g., ditches, catch basins, landscape drains)	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 28, Article VII Sec 3
Drains - Bathtubs, Showers, Sinks	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Drains - Curb	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 28, Article VII Sec 3
Drains - Common Area Yards	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 28, Article VII Sec 3
Drains - Exclusive Use Yard, Patio	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Dryer Hose Vent - Exterior - Cleaning	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Dryer Hose Vent - Exterior - Repair	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Interior Drywall - Damage Repairs (e.g., cracks, inside minor water damage, dents, holes, etc.)	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Drywall - Interior - Replace	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Electrical Panel/Circuit Breakers/Interior	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Electrical Switches, Sockets, Wall Plates - Interior	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Electrical Wiring - Interior	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Exhaust Fans	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Exterior Building Surface	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 28, Article VII Sec 3

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Faucets, Handles, Washers - Common Area	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 28, Article VII Sec 3
Faucets, Handles, Washers - in Units	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Exterior Lighting Fixtures - Common Area	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 28, Article VII Sec 3
Fences - Common Area	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 28, Article VII Sec 3
Fireplace - Chimney - Exterior and Spark Arrestor	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 28, Article VII Sec 3
Fireplace - Chimney Flue	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Fireplace - Chimney - Interior & Flue - Cleaning	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Fireplace - Fire Brick (Fire Box)	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Fireplace - Mantel, Trim and Facing	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Floor - Structural	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 28, Article VII Sec 3
Floor Coverings - Carpet, Vinyl, Tile and Wood	Owner	CC&R-1983 Pg 25, Article VI Sec 13
Furnace - Unit Systems	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Garage Doors - Opener Hardware & Door Replacement	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Garbage Disposal	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Gas Lines - Below Ground	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 28, Article VII Sec 3
Gas Lines - From Outside Meter to Unit	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Gas Lines - Inside Unit	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Glass - Recreation Area	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 28, Article VII Sec 3
Glass - Unit Windows & Doors	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Gutters and Downspouts - Builder Installed	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 28, Article VII Sec 3
Gutters and Downspouts - Owner Installed	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Insulation - Walls & Attic	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 28, Article VII Sec 3
Landscaping - Common Area & Greenbelts	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 28, Article VII Sec 3
Landscaping - Patios/Backyards	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Lighting Fixtures - Common Areas & Security Lighting	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 28, Article VII Sec 3
Lighting Fixtures - Outside - Over Entry & Patio	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Painting - Interior	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Patio - Deck, Railings, Planter Boxes & Covers	Owner	R&R-2010 Pg 12; CC&R-1983 Pg 27, Article VII Sec 1
Patio Gate - Hinges & Latches - Maintenance & Repair	Owner	R&R-2010 Pg 12; CC&R-1983 Pg 27, Article VII Sec 1
Patio - Painting Exterior Walls	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 28, Article VII Sec 3
Patio - Upgrades	Owner	R&R-2010 Pg 12; CC&R-1983 Pg 27, Article VII Sec 1
Plumbing Lines - Inside Unit	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Plumbing Lines - Common Area	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 28, Article VII Sec 3
Pool, Pool Building, Jacuzzi, Equipment & Electrical	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 28, Article VII Sec 3
Pot Shelves	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 28, Article VII Sec 3
Pressure Regulator & Water Shut Off Valve - Common Area	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 28, Article VII Sec 3
Pressure Regulator & Water Shut Off Valve - Unit	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Railings - Common Areas	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 28, Article VII Sec 3
Roof - Decking, Flashing, Shingles, Underlayment, Vents and other Roofing Components	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 28, Article VII Sec 3
Satellite - Hardware and Cabling for TV & Internet	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Sewer Lines & Backups - Common Use Portion of Line	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 28, Article VII Sec 3
Sewer Lines & Backups - Single Use	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Sidewalks - Common Area	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 28, Article VII Sec 3

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Slab - Common Area	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 28, Article VII Sec 3
Spraying for Household Pests (Ants, Fleas, etc.) - Exclusive Use Area	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Spraying for Landscape Pests - Common Area	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 28, Article VII Sec 3
Streets, Walkways, Entryways	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 28, Article VII Sec 3
Stucco Painting/Coloring	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 28, Article VII Sec 3
Stucco Repair & Replacement	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 28, Article VII Sec 3
Termite Inspection	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 28, Article VII Sec 3
Termite Treatment - Common Area	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 28, Article VII Sec 3
Toilet - Wax Ring	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Trim - Wood - Exterior - Maintenance, Painting & Replacement - Common Area	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 28, Article VII Sec 3
Walls - Load Bearing - Studs, Frames, Tiedowns & Other Structural Items	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 28, Article VII Sec 3
Walls - Non Load Bearing	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Wallpapering, Paneling or Other Decorative Upgrades - In Unit	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Water Heater - Common Area	HOA	R&R-2010 Pg 12; CC&R-1983 Pg 28, Article VII Sec 3
Water Heater - Unit	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Water Softeners - Unit	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Window - Glass, Frames, Hardware	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Wiring - Electrical, Cable TV, Telephone, Internet - In Unit	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Wiring - Electrical, Cable TV, Telephone, Internet - Utility Cabinet to Unit	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1
Wiring - Electrical - From Outside Breaker to Interior	Owner	R&R-2010 Pg 13; CC&R-1983 Pg 27, Article VII Sec 1