

EXHIBIT “C” - MAINTENANCE LIST

The following is a listing of the items within the Project, the maintenance, repair and replacement duty for which Owners and the Association are responsible in accordance with Article VI, section 3 of the Declaration.

COMPONENT(S)	OWNER	ASSOC.
Air conditioning System - Each Dwelling unit	x	
Appliances - Built-in & Free Standing	x	
Bearing walls, Non-bearing Walls, Studs, Frames, Tie-downs, other Structural items	x	
Cement block walls in units 8 & 9		X
Carpeting - in Dwelling Units	x	
Driveways/Parking Space - Concrete and Asphalt surfaces in Common Area		x
Caulking - Exterior (during regular scheduled painting, exclusive of window glazing and homeowner additions)		x
Calking - interior	x	
Common Area Improvements		x
Crawl Spaces in Attic (including personal contents)	x	
Doorbell - All components	x	
Drainage Systems (e.g. ditches, catch basins, and all below ground components)		x
Drains - Bathtubs, Showers, Sinks	x	
Drains – Curbs & Yards		x
Dryer Vents - Cleaning & Repair	x	
Drywall - Damage Repairs (e.g. cracks, inside minor localized water damage, dents, holes, etc.)	x	
Drywall - Interior - Replace	x	
Electrical Panel/Circuit Breakers/Interior	x	
Electrical Switches, Sockets, Wall Plates - Interior	x	
Electrical Wiring – From Meter to Interior & all inside house	x	
Exhaust Fans	x	
Fences & Gates - Exclusive Use Area, Divider fences	x	
Fireplace & Chimney	x	

Front Entry Landings in Common Area		x
Front Entry Landings on Lot	x	
Furnace – Dwelling Unit Systems	x	
Garage Door Openers & Hardware	x	
Garage/Carport – Common Area Private Use: All structural components		x
Garage/Carport – Common Area Private Use: Homeowner interior changes	x	
Garage/Carport – within the footprint of the homeowner's lot: Exterior stucco and painting		x
Garage/Carport – within the footprint of the homeowner's lot: All maintenance and repairs	x	
Garage and Carport Roofs Units 1, 1A, 2, 3, 4, 5, 6, 8 & 9		x
Garage and Carport Roofs Units 7, 10, 11, 12 & 14	x	
Garbage Disposal	x	
Gas Lines From Meter into House, Inside House	x	
Glass	x	
Gutters & Downspouts – components above ground	x	
House Doors – All Components	x	
Insulation	x	
Landscaping – Common Area		x
Landscaping – Enclosed Yards/Patio	x	
Lighting Fixtures – Common Areas		x
Lighting Fixtures – Homeowner Controlled	x	
Linoleum & Vinyl Flooring – Inside Dwelling Units	x	
Owner Installed Improvements	x	
Painting – Interior	x	
Painting – Exterior, With Scheduled Contract		x
Plumbing Lines – Interior / owner-modified exterior	x	
Plumbing Lines – Domestic Water Service in Common Area up to the Association Valve		x
Pressure Regulators, Owner Shut Off Valve	x	

Railings – Common Areas		x
Roofs on Dwelling Units – Including Fascia Board	x	
Sewer Lines – Exterior up to the Association Cleanout*		x
Sewer Lines – Interior Dwelling to the Association Cleanout ¹	x	
Slab (Including Patio Slabs)	x	
Spraying for Household Pests (Ants, Fleas, Termites, etc.)	x	
Spraying for Landscape Pests – Common Area		x
Stucco Repair & Replacement		x
Toilets – Wax Ring, Fixtures & Components	x	
Water Heaters	x	
Water Softeners	x	
Water Intrusion Damage – HOA-maintained failure ²		x
Water Intrusion Damage – Owner-maintained failure ³	x	
Waterproofing – Sealing Walls, Foundations, Window Calking, Patio Walls, etc.	x	
Window and Door – Glass, Flashing/Waterproofing, Frames, Hardware	x	
Window and Slider Screens	x	
Wiring – Telephone, TV, Internet	x	

¹ See also OCA Root Invasion Policy

² See also OCA Water Intrusion Policy

³ See also OCA Water Intrusion Policy