

Pepper Tree Village Association - Maintenance Responsibility Matrix

The following Maintenance Responsibility Matrix provides a general summary of the Association's and Owners' respective maintenance repair responsibilities for the identified components or areas, based upon an interpretation of the Amended and Fully Restated Declaration of Covenants, Conditions and Restrictions ("CC&Rs" or "Declaration"), Condominium Plan and the California Civil Code. Notwithstanding the responsibilities set forth in the governing documents and summarized below, any Owner-installed item for which the Owner obtained Architectural Committee approval shall be the responsibility of the Owner to maintain and repair. In addition, each Owner is responsible for any damage to any Common Area or any individual Unit from any addition or modification the Owner installed. Further, each Owner shall reimburse the Association for any Association-provided maintenance or repair service for an item of maintenance or repair determined to be an Owner's responsibility. Finally, each Owner is responsible for the cost of relocation during Association repair work in his or her Unit. 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. This Maintenance Responsibility Matrix is intended to summarize the allocations of maintenance and repair responsibilities between Owners and Association, and, under no circumstances, reflects responsibilities concerning insurance and liability associated therewith. Unless otherwise stated herein, "maintain" (and its conjugations) means to maintain, repair, replace, and restore. This Maintenance Responsibility Matrix is a summary of respective obligations only and does not replace or take precedence over the governing documents or the law. In the event of any conflicts, the California Civil Code, CC&Rs, and Condominium Plan control, in that order.

This Maintenance Matrix is not intended to provide direction on all components within the Association. Consult with legal counsel for any items not identified herein.

O = Owner / A = Association

DESCRIPTION OF IMPROVEMENT	MAINTAIN	REPAIR	REPLACE	AUTHORITY AND COMMENTS	NOTES FOR BOARD AND MANAGEMENT
Unit Exterior					
All landscaping, drainage facilities, and irrigation systems associated with the Common Area	A	A	A	CC&Rs sections 2.07; 5.01	
Balcony - structural componenet, framing	A	A	A	CC&Rs sections 2.07; 5.01	
Balcony - railing (structure and painting)	A	A	A	CC&Rs sections 2.07; 5.01	
Balcony - floor surface (texture coating)	O	O	O	CC&Rs sections 2.24; 5.02	
Building foundations	A	A	A	CC&Rs sections 2.07; 5.01	
Building Structure and Siding (walls and exterior materials)	A	A	A	CC&Rs sections 2.07; 5.01	
Deck - structural components, framing	A	A	A	CC&Rs sections 2.07; 5.01	
Deck - railing (structure and painting)	A	A	A	CC&Rs sections 2.07; 5.01	
Deck - floor surface (texture coating)	O	O	O	CC&Rs sections 2.24; 5.02	
Chimney and chimney cap (exterior)	A	A	A	CC&Rs sections 2.07; 5.01	
Chimney flues (interior, maintenance includes chimney sweeping)	O	A	A	CC&Rs sections 2.16; 5.01	
Drains in Exclusive Use Common Areas (e.g., balconies, decks and patio)	A	A	A	CC&Rs sections 2.07; 5.01	
Dryer duct ventilation system (i.e., within the walls of the buildings plus the exterior exhaust vent)	O	A	A	CC&Rs sections 2.16; 5.01	Condo Plan Note #7 expressly states that "ducts" are not part of the Unit (except the outlets thereof) and therefore Exclusive Use Common Area (EUCA) under Civil Code section 4145. Under Civil Code section 4775(a), Owners are responsible for maintenance of EUCA and the Association is responsible for repair and replacement.
Exterior Doors - Unit entry doors (door itself and hardware including locks and keys)	O	O	O	CC&Rs sections 2.16; 5.02	
Exterior Doors - Painting exterior surfaces	A			CC&Rs sections 2.16; 5.01	
Exterior doorframes/trim (including painting)	A	A	A	CC&Rs sections 2.07; 5.01	
Exterior lights controlled from Unit	O	O	O	CC&Rs sections 2.16; 5.02	
Exterior painting (buildings, walls, doors, and fences)	A	A	A	CC&Rs sections 2.07; 5.01	
Fences around project perimeter	A	A	A	CC&Rs sections 2.07; 5.01	

DESCRIPTION OF IMPROVEMENT	MAINTAIN	REPAIR	REPLACE	AUTHORITY AND COMMENTS	NOTES FOR BOARD AND MANAGEMENT
Garage door (door itself and hardware but excluding exterior painting)	O	O	O	CC&Rs sections 2.16; 5.02	
Garage Door - Painting exterior surfaces	A			CC&Rs sections 2.07; 5.01	
Garage Interiors (surface of ceilings, walls, doors and floors)	O	O	O	CC&Rs sections 2.16; 5.02	
Garage interior appliances (includes automatic garage door openers, garage hardware, springs, etc.)	O	O	O	CC&Rs sections 2.16; 5.02	
Garage Slab and Structure	A	A	A	CC&Rs sections 2.07; 5.01	
Landscaping - Patio (including any irrigation)	O	O	O	CC&Rs sections 2.24; 5.02	
Patio (concrete slab)	A	A	A	CC&Rs sections 2.07; 5.01	
Patio walls (painting and structure)	A	A	A	CC&Rs sections 2.07; 5.01	
Private streets, parking areas, and driveways	A	A	A	CC&Rs sections 2.07; 5.01	
Pest/ Termite Control in Common Areas	A	A	A	CC&Rs sections 2.07; 5.01	
Rain gutters and downspouts from roof	A	A	A	CC&Rs sections 2.07; 5.01	
Roof system (surface materials, structural components, plywood, supports, framing, truss, etc.)	A	A	A	CC&Rs sections 2.07; 5.01	
Sidewalk and walkways	A	A	A	CC&Rs sections 2.07; 5.01	
Sliding glass doors (door itself, frame and hardware)	O	O	O	CC&Rs sections 2.16; 5.02	
Utility closet doors	A	A	A	CC&Rs sections 2.07; 5.01	
Window system - glass, screens, frames, gasket, flashing and other waterproofing (exterior)	O	O	O	CC&Rs sections 2.16; 5.02	
Unit Interior					
Appliances and fixtures in Units	O	O	O	CC&Rs sections 2.24; 5.02	
Bearing and partition walls	A	A	A	CC&Rs sections 2.07; 5.01	
Ceilings (painting)	O	O	O	CC&Rs sections 2.24; 5.02	
Ceilings (structural components, including drywall, and drywall finish)	A	A	A	CC&Rs sections 2.07; 5.01	
Cabinets	O	O	O	CC&Rs sections 2.24; 5.02	
Doors - interior (closet, bedroom, bathroom, passage (non-locking door), etc.), including hardware	O	O	O	CC&Rs sections 2.24; 5.02	
Dryer interior outlet (i.e., interior exhaust vent and transition connections/tubing within the Unit)	O	O	O	CC&Rs sections 2.24; 5.02	
Ducts	O	A	A	CC&Rs sections 2.16; 5.01	Condo Plan Note #7 expressly states that "ducts" are not part of the Unit (except the outlets thereof) and therefore Exclusive Use Common Area (EUCA) under Civil Code section 4145. Under Civil Code section 4775(a), Owners are responsible for maintenance of EUCA and the Association is responsible for repair and replacement.

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Electrical (conduits and electrical wires wherever located, except electrical outlets in Unit)	A	A	A	CC&Rs sections 2.07; 5.01	
Electrical fixtures within Unit	O	O	O	CC&Rs sections 2.24; 5.02	
Floors (foundation and slab, subfloor, excluding finished interior flooring)	A	A	A	CC&Rs sections 2.07; 5.01	
Floors interior surface covering (i.e., finished flooring)	O	O	O	CC&Rs sections 2.24; 5.02	
Fireplaces/firebox (interior surface)	O	O	O	CC&Rs sections 2.24; 5.02	
Fireplaces/firebox (structure)	O	A	A	CC&Rs sections 2.16; 5.01	
Gas, electric, trash, cable TV and water service	O	O	O	CC&Rs sections 2.24; 5.02	
Hot and cold water spigots (outlet within Unit)	O	O	O	CC&Rs sections 2.24; 5.02	
Hot water heater	O	O	O	CC&Rs sections 2.24; 5.02	
HVAC System (air conditioning and heating)	O	O	O	CC&Rs sections 2.24; 5.02	
Pest/ Termite Control: interior of Unit including garage	O	O	O	CC&Rs sections 2.24; 5.02	
Plumbing inside Units (hose bib outlet, faucet connection, etc.)	O	O	O	CC&Rs sections 2.24; 5.02	
Plumbing, located within walls and under slab	A	A	A	CC&Rs sections 2.07; 5.01	
Sewer Pipes and lines located outside the boundaries of the Units up to the interior surface of the Unit	A	A	A	CC&Rs sections 2.07; 5.01	
Showers, shower heads, shower pan, tubs & sinks (handles, facets)	O	O	O	CC&Rs sections 2.24; 5.02	
Smoke alarms inside Units	O	O	O	CC&Rs sections 2.24; 5.02	
Telephone wiring within the Units and Unit walls	O	O	O	CC&Rs sections 2.24; 5.02	
Toilets and tank	O	O	O	CC&Rs sections 2.24; 5.02	
Walls - studs and drywall	A	A	A	CC&Rs sections 2.07; 5.01	
Walls - interior wall surfaces (including paint, wallpaper, paneling, mirrors, etc.)	O	O	O	CC&Rs sections 2.24; 5.02	