

**MAINTENANCE, REPAIR RESPONSIBILITIES FOR THE SIERRA POINTE
HOMEOWNERS ASSOCIATION, INC.**

Adopted November 24, 2014

NOTE: This chart shows whether Owners or the Association are responsible for the maintenance, repair and replacement of various items pursuant to the Amended and Restated Declaration for the Sierra Pointe Condominiums.

A = Sierra Pointe Condominiums O = Owner

	MAINTENANCE RESPONSIBILITY
BUILDINGS	
Buildings – structure, including foundations, columns, girders, load bearing beams, and supports (Declaration Sections 1.3, 6.1, and 8.1)	A
Building siding and façade (Declaration Sections 1.3, 6.1, and 8.1)	A
Roof shingles and roof underlay (Declaration Sections 1.3, 6.1, and 8.1)	A
Santa Fe Deck-Covered Roofs (Declaration Sections 1.13, 6.1, and 8.1; cost of maintenance may be assessed back to owner)	A
Exterior Utility doors (Declaration Sections 1.3, 6.1, and 8.1)	A
Gutters and downspouts (Declaration Sections 1.3, 6.1, and 8.1)	A
Chimneys (Declaration Sections 1.3, 6.1, and 8.1)	A

	MAINTENANCE RESPONSIBILITY
Flues (Declaration Sections 1.13, 6.1, and 8.1; cost of maintenance may be assessed back to owner)	A
Patio slabs and walls, and balcony decks and rails – general cleaning (Declaration Sections 1.13, 6.1, and 8.1)	O
Patio slabs and walls, and balcony decks and rails – repair (Declaration Sections 1.13, 6.1, and 8.1; cost of maintenance may be assessed back to owner)	A
Carport or parking space assigned to an Individual Air Space Unit (Declaration Sections 1.13, 6.1 and 8.1; cost of maintenance may be assessed back to owner))	A
Exterior wall lights controlled exclusively by an Owner (Declaration Sections 1.3, 6.1, and 8.1)	O
Exterior wall lights controlled by the Association (Declaration Sections 1.3, 6.1, and 8.1)	A
Storage space assigned to a Individual Air Space Unit, and door to the individual storage space (Declaration Sections 1.13, 4.5, 6.1 and 8.1; cost of maintenance may be assessed back to owner)	O
Exterior railings and stairs (Declaration Sections 1.3, 6.1, and 8.1)	A

	MAINTENANCE RESPONSIBILITY
<p>Windows and sliding glass doors – exterior cleaning (Declaration Sections 1.11 and 6.1)</p>	O
<p>Window and sliding glass doors – interior cleaning (Declaration Sections 1.11 and 6.1)</p>	O
<p>Window frames, panes and caulking around windows (Declaration Sections 1.11, 6.1, and 8.1)</p>	O
<p>Window glass (Declaration Sections 1.11, 6.1, and 8.1)</p>	O
<p>Interior Individual Air Space Unit entry door – paint and stain of exterior of the door (Declaration Sections 1.11, 6.1, and 8.1)</p>	A
<p>Individual Air Space Unit entry door – paint and stain of the interior (Unit side) of the door (Declaration Sections 1.11, 6.1, and 8.1)</p>	O
<p>Individual Air Space Unit entry door – repair and replace (Declaration Sections 1.11, 6.1, and 8.1)</p>	O
<p>Individual Air Space Unit numbers attached to stucco (Declaration Sections 1.3, 6.1, and 8.1)</p>	A
<p>Fire extinguishers (Declaration Sections 1.3, 6.1, and 8.1)</p>	A

	MAINTENANCE RESPONSIBILITY
Security system for clubhouse (Declaration Sections 1.3, 6.1, and 8.1)	A
Mail kiosks (Declaration Sections 1.3, 6.1, and 8.1)	A
Locks within individual mail boxes at mail kiosks (Declaration Sections 1.3, 6.1, and 8.1)	O
UTILITIES	
Utilities and lines, including heating, air conditioning, and plumbing, installed within an Individual Air Space Unit and serving more than one Unit (Declaration Sections 1.3, 1.11, 6.1, and 8.1)	A
Utilities and lines, including heating, air conditioning, and plumbing, installed within an Individual Air Space Unit and serving one Unit (Declaration Sections 1.3, 1.11, 6.1, and 8.1)	O

	MAINTENANCE RESPONSIBILITY
<p>Utilities and lines, including heating, air conditioning, and plumbing, located on Common Elements and serving just one Individual Air Space Unit (Declaration Sections 1.3, 1.11, 6.1, and 8.1)</p>	O
<p>Utilities and lines, including heating, air conditioning, and plumbing, located on Common Elements and serving more than one Individual Air Space Unit (Declaration Sections 1.3, 1.11, 6.1, and 8.1)</p>	A
UNIT INTERIORS	
<p>Furnishings and personal property in Individual Air Space Units (Declaration Sections 1.11, 6.1, and 8.7)</p>	O
<p>Cabinets, appliances, countertops, and fixtures (Declaration Sections 1.11, 6.1 and 8.7)</p>	O
<p>Floor coverings including carpet, tile, vinyl and hardwood (Declaration Sections 1.11, 6.1, and 8.7)</p>	O
<p>Finished interior surfaces of perimeter walls, floors, and ceilings (i.e., paint, wallpaper) (Declaration Sections 1.11, 6.1 and 8.1)</p>	O
<p>Unfinished interior surfaces of perimeter walls, floors, and ceilings (i.e., drywall) (Declaration Sections 1.11, 6.1 and 8.1)</p>	A

	MAINTENANCE RESPONSIBILITY
Interior non-perimeter walls (finished and unfinished surfaces) (Declaration Sections 1.11, 6.1 and 8.1)	O
Subflooring (Declaration Sections 1.11, 6.1, and 8.1)	A
Betterments and improvements by Owner (or Owner's predecessor in title) (Declaration Sections 6.1 and 8.1)	O
GROUNDS	
Grass, trees, shrubbery, flowers and landscaping (Declaration Sections 1.3, 6.1, and 8.1)	A
Landscaping, retaining walls, irrigation and ground maintenance (Declaration Sections 1.3, 6.1, and 8.1)	A
Clubhouse, gym, and laundry room, and all of their contents (Declaration Sections 1.3, 6.1, and 8.1)	A
Pool (Declaration Sections 1.3, 6.1, and 8.1)	A
Parking lot (asphalt, signage, etc.) (Declaration Sections 1.3, 6.1, and 8.1)	A
OTHER	
Any improvement or installation installed by Owner and not otherwise listed	O

	MAINTENANCE RESPONSIBILITY
Common elements depicted on the Map or described in the Declaration and not otherwise listed	A

NOTES

- A. THE ASSOCIATION IS TO MAINTAIN ORIGINAL CONSTRUCTION INSURANCE ON THE BUILDING.
- B. THE COST OF MAINTENANCE, REPAIR OR REPLACEMENT OF CERTAIN LIMITED COMMON ELEMENTS MAY BE ASSESSED TO THOSE UNITS TO WHICH THE LCE IS ASSIGNED.
- C. IF MAINTENANCE OR REPAIR IS REQUIRED TO ANY COMPONENT NORMALLY MAINTAINED BY THE ASSOCIATION, WHICH RESULTS FROM THE NEGLIGENCE OR INTENTIONAL ACT OF AN OWNER, THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF THE MAINTENANCE.
- D. IF MAINTENANCE OR REPAIR IS REQUIRED FOR ANY OWNER MAINTAINED COMPONENT, WHICH IS CAUSED BY ASSOCIATION NEGLIGENCE, THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE COST OF SUCH MAINTENANCE OR REPAIR.
- E. ANY DAMAGE TO INTERIOR OF UNITS CAUSED BY DEFECTIVE COMMON ELEMENTS OR ANY OTHER PORTION OF THE PROPERTY THAT THE ASSOCIATION HAS THE DUTY TO MAINTAIN, BUT WHICH WAS NOT THE RESULT OF THE ASSOCIATION'S NEGLIGENCE, AND IS NOT COVERED BY INSURANCE MAINTAINED BY THE ASSOCIATION, IS THE OWNER'S RESPONSIBILITY.
- F. SANTA FE DECK-COVERED ROOFS ARE TO BE MAINTAINED, REPAIRED, AND REPLACED BY THE ASSOCIATION, DESPITE THE TERMS OF THE ASSOCIATION'S MARCH 19, 2007 RESOLUTION. HOWEVER, THE COST OF MAINTENANCE, REPAIR, OR REPLACEMENT OF SANTA FE DECK-COVERED ROOFS MAY BE ASSESSED TO THAT SPECIFIC UNIT.