

**LAURELMONT COMMUNITY ASSOCIATION  
MAINTENANCE AND REPAIR RESPONSIBILITY MATRIX**

The following Maintenance and Repair Responsibility Matrix provides a general summary of the maintenance and repair responsibilities of the Association and the Owners with respect to identified components or areas, based upon the Association’s Covenant, Conditions and Restrictions (the “CC&Rs”) and the California Civil Code. This Matrix is not intended to be an exhaustive list of all Association or Owner maintenance obligations; it is intended to supplement relevant provisions of the CC&Rs. Designation of a component or item as the Owner’s responsibility to maintain, repair and/or replace does not authorize an Owner to perform work or make Improvements for which Architectural Committee / Association approval and/or a building, plumbing, electrical or other governmental permit is otherwise required without first obtaining such approval and/or permit. Terms beginning with an initial capital letter (for example, Improvement, Unit) have the same definitions as given in Article I of the CC&Rs.

Except as otherwise specifically provided in the CC&Rs or by applicable law, the Association is generally responsible for maintaining, repairing and replacing Common Property components, and Owners are generally responsible for maintaining, repairing, and replacing their Units and those portions of any heating and cooling equipment and other utilities which are located within or which exclusively serve the Owner’s Unit. However, if an Owner or Owner's invitees causes damage to any areas which are otherwise the obligation of the Association to maintain, the Owner is responsible for reimbursing the Association for all costs of repairing such damage and the Association may levy a Special Assessment. (See CC&Rs § 2.07).

**Homeowners are required to buy their own property insurance. Please provide a copy of Article IX, and particularly Section 9.01 of the CC&Rs as amended November 12, 2004, to your insurance agent—homeowners are required to insure their own personal property and upgrades and Improvements within their Units. The Association’s insurance also does not cover hotel expenses or “loss of use” or “loss of rent” expenses should it become necessary to temporarily move out of a Unit for repairs.**

| Item   | Owner | HOA | Authority/Notes/Comments                   |
|--|-------|-----|--|
| <i>UNIT INTERIOR</i>   |       |     |  |
| Appliances, whether built-in or free-standing                | X     |     | CC&Rs, § 2.09                              |
| Cabinets   | X     |     | CC&Rs, § 2.09                              |
| Clothes Dryer Vent (keeping inlet and outlet free of debris) | X     |     | CC&Rs, § 2.09                              |
| Clothes Dryer Vent (underground portion)                     | X     |     | CC&Rs, § 2.09; Civil Code 4145(b); 4775(a) |
| Doorbells  | X     |     | CC&Rs, § 2.09                              |
| Wall and ceiling paint, paper, tile, etc.                    | X     |     | CC&Rs, §§ 1.55, 2.09                       |
| Baseboards and door/window molding and trim                  | X     |     | CC&Rs, §§ 1.55, 2.09                       |

| <b>Item</b>  | <b>Owner</b> | <b>HOA</b> | <b>Authority/Notes/Comments</b>            |
|--|--------------|------------|--|
| Floor Coverings  | X            |            | CC&Rs, §§ 1.55, 2.09.                      |
| Subflooring Repair   |              | X          | CC&Rs, § 2.07                              |
| Slabs  |              | X          | CC&Rs, § 2.07                              |
| Lighting Fixtures – Interior   | X            |            | CC&Rs, § 2.09                              |
| Interior doors and hardware  | X            |            | CC&Rs, § 2.09                              |
| Exterior Doors – Maintenance of the <u>interior</u> of the doors enclosing an Owner’s Unit                         | X            |            | CC&Rs, § 2.09                              |
| Exterior Doors – Painting of <u>exterior</u> of doors on exterior boundaries of Unit                               |              | X          | CC&Rs, § 2.07                              |
| Exterior Doors – Repair or Replacement of doors on exterior boundaries of Unit                                     | X            |            | CC&Rs, § 2.09                              |
| Garage Doors – Maintenance of interior of garage doors   | X            |            | CC&Rs, § 2.09                              |
| Garage Doors – Repair or Replacement of garage doors   | X            |            | CC&Rs, § 2.09                              |
| Garage Door Openers  | X            |            | CC&Rs, § 2.09                              |
| Sliding Glass Doors, frames, tracks, and exterior screens  | X            |            | CC&Rs, §§1.55, 2.09                        |
| Windows enclosing Unit – repair and replacement of glass, frames, tracks, and screens                              | X            |            | CC&Rs, §§ 1.55, 2.09                       |
| Bathtubs, shower stalls, sinks, and toilets  | X            |            | CC&Rs, § 2.09, Civil Code 4145(b); 4775(a) |
| Faucets, fixtures, garbage disposal, built-in appliances etc.  | X            |            | CC&Rs, § 2.09                              |
| Shower Pan   | X            |            | CC&Rs, § 2.09                              |
| Fireplace, including cleaning, sweeping of chimney   | X            |            | CC&Rs, § 2.09                              |
| Chimney Repair   |              | X          | CC&Rs, § 2.07                              |
| Hot Water Heater   | X            |            | CC&Rs, § 2.09                              |
| Furnace / Heaters  | X            |            | CC&Rs, § 2.09                              |
| Ducts  | X            |            | CC&Rs, § 2.09                              |
| Smoke Detectors  | X            |            | CC&Rs, § 2.09                              |
| <b>EXTERIOR</b>  |              |            |  |
| Address Numbers / Plaques  |              | X          | CC&Rs, § 2.07                              |
| Air Conditioning Units and Pads  | X            |            | CC&Rs, §§ 2.09, Civil Code 4775(a)         |
| Building Exteriors   |              | X          | CC&Rs, § 2.07                              |
| Community Clubhouse  |              | X          | CC&Rs, § 2.07                              |
| Drainage system serving or within Common Area or Association Property  |              | X          | CC&Rs, § 2.07                              |
| Drains within Patio or Deck – Maintenance free of debris and any other material which may impede the flow of water | X            |            | CC&Rs, § 2.09, Civil Code 4775(a)          |
| Fences / Walls- Patio  | X            |            | CC&Rs, § 2.09                              |
| Fences / Walls- Project Perimeter/Association Property   |              | X          | CC&Rs, § 2.07                              |

| <b>Item</b>   | <b>Owner</b> | <b>HOA</b> | <b>Authority/Notes/Comments</b>   |
|---|--------------|------------|-----------------------------------|
| Irrigation / Sprinkler System serving Common Area or Association Property                                     |              | X          | CC&Rs, § 2.07                     |
| Irrigation / Sprinkler System within Patio are  | X            |            | CC&Rs, § 2.09                     |
| Patios, Porches and Decks – Maintenance of interior and walking surfaces (resealing/resurface)                | X            |            | CC&Rs, § 2.09                     |
| Lighting fixtures within Decks, Porches and Patios on switches controlled by Owner                            | X            |            | CC&Rs, § 2.09                     |
| Landscaping in Common Area and on Association Property  |              | X          | CC&Rs, § 2.07                     |
| Landscaping in Patio  | X            |            | CC&Rs, § 2.09                     |
| Mailboxes   |              | X          | CC&Rs, § 2.07                     |
| Pet Waste – clean-up  | X            |            | CC&Rs § 8.07                      |
| Pool / Spa  |              | X          | CC&Rs, § 2.07                     |
| Rain gutters and downspouts (cleaning and repair/replacement)   | X            |            | CC&Rs, § 2.09; Civil Code 4775(a) |
| Roofs   |              | X          | CC&Rs, § 2.07                     |
| Sidewalks   |              | X          | CC&Rs, § 2.07                     |
| Streets / Parking Areas   |              | X          | CC&Rs, § 2.07                     |
| Skylights   | X            |            | CC&Rs, § 2.09                     |
| Patio Covers  | X            |            | CC&Rs, § 2.09                     |
|   |              |            |                                   |
| <b><i>PEST CONTROL</i></b>  |              |            |                                   |
| Ants and other insects – within Unit interior or within Patio, Porch or Deck                                  | X            |            | CC&Rs, § 2.09                     |
| Ants and other insects – exterior (on Association Property and Common Areas (except Patios, Porches or Decks) |              | X          | CC&Rs, § 2.07                     |
| Birds/Nests on building exterior  |              | X          | CC&Rs, § 2.07                     |
| Bee/Wasp Hives – exterior or within walls   |              | X          | CC&Rs, § 2.07                     |
| Rodents within Unit   | X            |            | CC&Rs, § 2.09                     |
| Rodents – exterior or within walls  |              | X          | CC&Rs, § 2.07                     |
| Gophers, voles, etc.  |              | X          | CC&Rs, § 2.07                     |
| Exterior Termite inspection and treatment   |              | X          | CC&Rs, § 2.07                     |
| Repair of termite damage to structure   |              | X          | CC&Rs, §2.07                      |
| Repair of termite damage to Unit interior and cabinets, furniture, etc., within Unit                          | X            |            | CC&Rs, §2.09                      |
| Relocation costs due to termite treatment or repair   | X            |            | Civil Code § 4775(c)              |
|   |              |            |                                   |
| <b><i>UTILITIES/WIRING/PLUMBING*</i></b>  |              |            |                                   |
| Circuit Breakers within Unit or serving Unit exclusively  | X            |            | CC&Rs, § 2.09                     |
| Circuit Breakers serving more than one Unit   |              | X          | CC&Rs, §§ 2.09, 2.07              |

| <b>Item</b>  | <b>Owner</b> | <b>HOA</b> | <b>Authority/Notes/Comments</b>   |
|--|--------------|------------|---|
| Electric switches and receptacles (outlets) within Unit  | X            |            | CC&Rs, § 2.09   |
| Electrical receptacles (outlets) on building exterior in deck/patio/porch airspace   | X            |            | CC&Rs, § 2.09   |
| Electrical wiring serving one Unit exclusively   | X            |            | CC&Rs, § 2.09.  |
| Electrical wiring serving more than one Unit   |              | X          | CC&Rs, §§ 2.09, 2.07  |
| Gas lines and valves within Unit airspace (including flexible gas lines for ovens, dryers, etc.)   | X            |            | CC&Rs, §§ 2.09  |
| Gas lines and valves outside of Unit   |              | X          | CC&Rs, § 2.07   |
| Gas lines and valves serving more than one Unit  |              | X          | CC&Rs, §§ 2.09, 2.07.   |
| Pressure Regulator and plumbing within Unit airspace (including drains and drain lines, supply lines, angle stops, washing machine hoses, icemaker etc.) | X            |            | CC&Rs, §§ 2.09  |
| Plumbing under floors, behind walls and over ceilings  |              | X          | CC&Rs, § 2.07   |
| Plumbing serving more than one Unit  |              | X          | CC&Rs, §§ 2.09, 2.07  |
| Sewer serving one Unit exclusively   | X            |            | CC&Rs, § 2.09 Assoc. will clear blockage/repair pipe if pipe cracked or blocked by Common Property tree |
| Sewer serving more than one Unit   |              | X          | CC&Rs, § 2.07   |
| Telephone wiring exclusively serving Unit  | X            |            | CC&Rs, § 2.09   |
| Toilet wax rings   | X            |            | CC&Rs, § 2.09   |
|  |              |            |   |

**\*Plumbing Damage Note:**

In the event of a leak or water intrusion from an Association maintained plumbing component (e.g., a pipe inside a wall, or under a slab), the Association will repair the pipe, dry out the water damage, and repair, tape, and texture the holes in the drywall necessitated by the repairs, and apply one coat to those repairs, or, as applicable, repair the concrete necessitated by the repairs. All repairs inside the Unit (cabinets, flooring, appliances, personal property, etc.) are the responsibility of the Owner. If the Owner contends that the damage resulted from the Association's negligence and that the Owner is therefore legally entitled to reimbursement for some or all of the Owner's expenses, the Owner must submit proof of negligence and copies of invoices with a request for reimbursement to the Board of Directors for review and decision.