

Carriage Crossing Homeowner's Association

2.7 Maintenance and Repair Responsibilities

2.7.1 Building and Property Maintenance

Table 1: Building and Property Maintenance Responsibilities summarizes the division of responsibilities for normal (not the result of negligence or vandalism) maintenance and repair of community resources. For more details consult the applicable sections of the CC&Rs.

Table 1: Building and Property Maintenance Responsibilities

	EXTERIOR – Buildings & Grounds	Responsibility
1	Maintenance, repair, and replacement of roof, siding (stucco), exterior walls.	HOA
2	Maintenance, repair, and replacement of rain gutters and down spouts.	HOA
3	Maintenance, repair, and replacement of exterior rockwork.	HOA
4	Maintenance, repair, and replacement of front steps, sidewalks, driveways, curb & gutters.	HOA
5	Maintenance, repair, and replacement of roadways and parking lots.	HOA
6	Maintenance, repair, and replacement of concrete foundations and entries.	HOA
7	Maintenance, repair, and replacement of vinyl fences and entrance marquees.	HOA
8	Maintenance and repair of exterior lighting systems & fixtures (not powered by an individual Unit)	HOA
9	Maintenance of lawn and landscaping in the common areas	HOA
10	Maintenance and repair of underground watering system and sprinklers.	HOA
11	Replacement, maintenance, and repair of all exterior doors, hinges, frames, thresholds, locks, doorbells, and chimes. (includes the door for balcony storage closets)	OWNER
12	Replacement, maintenance, and repair of all windows, skylights, glass doors, screens, screen doors, and frames (in accordance with approved exterior frame type and color as determined by the Board).	OWNER
13	Replacement, maintenance, and repair of window wells & window well covers.	OWNER
14	Replacement, maintenance, and repair of all non-structural components of patios, decks, or balconies.	OWNER
15	Replacement, maintenance, and repair of all structural components of patios, decks, or balconies.	HOA

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16	Replacement, maintenance, and repair of any utility system, appliance, fixture or equipment (including pipes, wires, ductwork, & conduits) serving only one Unit. <i>i.e., plumbing, heating (and associated ducts and flues), fireplace (and flue), electrical, central air (and external compressor), exterior lighting (balcony or patio)</i>	OWNER
17	Unit improvements.	OWNER
	INTERIOR	Responsibility
18	All interior painting, decorations, and furnishings from the inside of the unfinished walls and ceilings. This includes all appliances such as dishwashers, garbage disposals, ranges, refrigerators, furnaces, exhaust fans, attic vents, air conditioners, water heaters, and intercom, telephone, and computer networks.	OWNER
19	Maintenance, cleaning, and repair of HVAC systems, ducts & venting, air conditioning unit systems, chimneys, and fireplaces.	OWNER
20	Maintenance, repair, and replacement of electrical systems from the power meter to the breaker panel, and all wiring to outlets, switches, & fixtures.	OWNER
21	Maintenance, repair, and replacement of plumbing fixtures such as sinks, basins, toilets, and all interior pipes and valves. Water pipes and drainage pipes that serve only one Unit are the responsibility of the Owner to the point that they join a shared pipe.	OWNER
22	Maintenance and repair of any and all shared walls (walls common to two Units). Both Units share responsibility extending to the center of such partition wall.	OWNER
23	Repair of cracks or any other damage to all interior walls, floors (including carpets), or ceilings. (Including damage to balcony or patio wall, floors, carpets, and ceilings)	OWNER
24	Repair of damage resulting from static water or seepage of water from any source.	OWNER
25	Repairs of damage resulting from surface water.	OWNER
	OTHER	Responsibility
26	Maintenance and repair of swimming pool and hot tub and equipment.	HOA
27	Maintenance and repair of clubhouse and equipment.	HOA
28	Garbage collection; included in HOA fees.	HOA

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2.7.2 Unit Maintenance

Table 2: Unit Maintenance Responsibilities summarizes the division of responsibilities for normal (not the result of negligence or vandalism) maintenance and repair of Units and Limited Common Areas.

Table 2: Unit Maintenance Responsibilities

	Items Needing Repair or Replacement	Responsibility
1	Air conditioning systems, including exterior compressors	Owner
2	Alarms, Alarm Systems	Owner
3	Alterations/additions	Owner
4	Appliances -- internal or external	Owner
5	Balcony/Patio – cleaning and appearance	Owner
6	Balcony/Patio – repair and replacement of non-structural components	Owner
7	Balcony/Patio – repair and replacement of structural components	HOA
8	Carpet -- balcony or patio	Owner
9	Carpet -- inside Unit	Owner
10	Carpet -- stairs or breezeways	HOA
11	Carport (covered parking space) – cleaning and appearance	Owner
12	Carport (covered parking space) – repair and replacement	HOA
13	Doors -- balcony/patio	Owner
14	Doors -- exterior/entry	Owner
15	Doors -- interior	Owner
16	Electrical -- light fixtures, ceiling fans, switches, bulbs, outlets, balcony/patio lights and outlets	Owner
17	Faucets	Owner
18	Fireplace	Owner
19	Flooring – balcony/patio and inside Unit (includes sub-flooring but not joists or other structural members)	Owner
20	Heating systems (including flue and ductwork)	Owner
21	Hose and faucet -- common area/breezeway	HOA
22	Insects and other pests – inside Unit	Owner
23	Insects and other pests – common areas	HOA
24	Intercoms	Owner
25	Interior fixtures	Owner

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26	Landscaping, common areas	HOA
27	Landscaping, owner-furnished items -- removal	Owner
28	Landscaping, owner-furnished items (board approved)--care and replacement	Owner
29	Locks -- repair, replacement, lockout	Owner
30	Painting -- general exterior	HOA
31	Painting -- carport (covered parking space)	HOA
32	Painting -- balcony/patio	Owner
33	Painting -- interior (not from insurable cause)	Owner
34	Plumbing -- repair or replacement, common lines	HOA
35	Plumbing -- repair or replacement, non-common lines	Owner
36	Screens -- window or balcony/patio	Owner
37	Sinks -- backup or clog, problem in main line	HOA
38	Sinks -- backup or clog, problem within Unit, non common line	Owner
39	Sinks -- repair or replacement	Owner
40	Skylights	Owner
41	Smoke alarms	Owner
42	Stairs -- exterior	HOA
43	Stairs -- interior	Owner
44	Toilet -- backup or clog, problem in main line	HOA
45	Toilet -- backup or clog, problem within Unit	Owner
46	Toilet -- repair or replacement	Owner
47	Wallpaper -- repair or replacement (not from insurable cause)	Owner
48	Walls -- exterior/building	HOA
49	Walls -- interior	Owner
50	Washing machine water and drain lines	Owner
51	Water damage -- caused by ground or surface water	HOA
52	Water damage -- including in other Units, caused by appliances	Owner
53	Water damage -- caused by common line break	HOA
54	Water leaks -- common pipes	HOA
55	Water leaks -- exterior	HOA
56	Water leaks -- within Unit, non-common line	Owner
57	Windows	Owner
58	Wiring -- cable TV	Owner
59	Wiring -- electrical	Owner
60	Wiring -- telephone	Owner

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2.7.3 Financial Responsibility for Repairs and Maintenance

Unit Owners are responsible for all maintenance and repair expenses for the items identified in *Table 1* and *Table 2* as being the responsibility of the Unit Owner.

If a repair is paid for by the Unit Owner and is later identified as being the responsibility of the HOA, the HOA must reimburse the Owner for the repair.

If a repair is paid for by the HOA and is later identified as being the responsibility of the Owner, the Owner must reimburse the HOA for the repair.