

THE GALLERY HOMEOWNERS ASSOCIATION
MAINTENANCE MATRIX

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This matrix only addresses questions regarding routine care and maintenance. Repair and replacement obligations may differ depending upon specific circumstances such as willful and negligent acts, earthquake, fire, or similar acts.

Please note, The Gallery Homeowners Association is a planned unit development, not a condominium project. As a result, the presumption is that the owner is responsible for repair and maintenance of their dwelling and related improvements. (Civil Code § 1364(b)(2).) That presumption can be rebutted by a specific provision in the Association's CC&Rs. The Association's CC&Rs do rebut that presumption for certain limited improvements and transfers limited repair and maintenance responsibilities to the Association for those improvements. (See for instance Article IX, Sections 9.01 and 9.02 of the CC&Rs.) But for the most part, the Association's CC&Rs do not rebut the maintenance presumption and leaves responsibility for most repairs with the individual owners, not the Association.

| Component | Responsibility | |
|---|----------------|-------------|
| | Owner | Association |
| Address numbers | √ | |
| Air conditioning units and lines | √ | |
| Appliances (located inside dwelling or garage) | √ | |
| Cable wiring | √ | |
| Carpets/floor covering | √ | |
| Ceilings | √ | |
| Chimney (painting of exterior surfaces) | | √ |
| Chimney (all other components, including firebox and flue) | √ | |
| Courtyard (improvements located within enclosed courtyards) | √ | |
| Curbs | | √ |
| Doors | √ | |
| Doorbells | √ | |

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| Component | Responsibility | |
|--|----------------|-------------|
| | Owner | Association |
| Drains (within or serving a residence) | √ | |
| Drains (serving the common area) | | √ |
| Driveways | √ | |
| Dryer vents | √ | |
| Dwelling unit (interior, including paint, wall coverings, paneling, floor coverings, lighting, etc.) | √ | |
| Dwelling unit (exterior surfaces, but not including doors, windows or window screens) | | √ |
| Electrical panels and wiring | √ | |
| Fences (on property line between two lots; shared responsibility of the lot owners (CC&R § 15.02)) | √ | |
| Fences (enclosing a courtyard or patio, but not including any owner additions such as lattice) | | √ |
| Fences (perimeter fence/wall) | | √ |
| Floors | √ | |
| Garage doors | √ | |
| Gas lines | √ | |
| Gutters and downspouts | √ | |
| Handrails (located on Common Area) | | √ |
| Handrails (located on an individual Lot or only serving one dwelling unit)) | √ | √ |
| Heating units and system | √ | |
| Landscaping - common area | | √ |
| Landscaping - not enclosed by fence, hedge, screen, wall, | | √ |

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| Component | Responsibility | |
|--|----------------|-------------|
| | Owner | Association |
| similar structure | | |
| Landscaping - patios and areas enclosed by fence, hedge, screen, wall, similar structure | √ | |
| Lighting fixtures (inside dwelling, garage, patio or attached to exterior of dwelling or garage) | √ | |
| Lighting fixtures (common area) | | √ |
| Mailboxes (cluster) | | √ |
| Mailboxes (locks) | √ | |
| Party walls (between two residences) | √ | |
| Patios (and improvements located within the patio) | √ | |
| Patio covers | √ | |
| Pest control (interior of dwelling unit) | √ | |
| Pest control (everywhere else) | | √ |
| Plumbing (lines serving one dwelling unit, even if located on common area) | √ | |
| Plumbing (serving the common area) | | √ |
| Plumbing fixtures (toilets, tubs, sinks, faucets, water supply lines, valves, etc.) | √ | |
| Roofs | | √ |
| Screen doors | √ | |
| Sewer/waste lines (serving a residence) | √ | |
| Sidewalks (within a courtyard or patio) | √ | |
| Sidewalks (elsewhere) | | √ |
| Signage (monument signs, street signs, pool signs) | | √ |

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| Component | Responsibility | |
|--|----------------|-------------|
| | Owner | Association |
| Slabs | √ | |
| Sliding Glass Doors | √ | |
| Streets (private) | | √ |
| Telephone wiring | √ | |
| Termites (interior of dwelling) | √ | |
| Termites (everywhere else) | | √ |
| Utilities (serving a residence) | √ | |
| Utilities (serving common area) | | √ |
| Vents | √ | |
| Water heaters | √ | |
| Window glass, frames, screens and trim | √ | |