

# **Parkview Villas**

## **Association Rules & Regulations**

Adopted April 20, 2020

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## I. Introduction

Your homeowners association, Parkview Villas (“Association”), is a residential condominium project incorporated under the laws of the State of California as a non-profit corporation. Each homeowner is a member of the Association with all the rights and responsibilities as described in the Declaration of Covenants, Conditions and Restrictions recorded May 17, 1996 as Document No. 184074 in the Official Records of the County of Riverside (CC&Rs) and the Association Bylaws.

The Association’s governing documents include the CC&Rs, Bylaws and these Rules and Regulations, which include a Maintenance Responsibility Chart attached hereto as Exhibit “A” (“Governing Documents”). These Rules and Regulations are issued by your Board of Directors (“Board”) as authorized by the CC&R’s. All Owners are subject to the Governing Documents. Owners should read these documents carefully since they set forth the rights, duties, and obligations of each Owner. Each Owner is responsible to the Association and to all other Owners for the behavior of their guests and/or invitees, including tenants. In addition, all guests and/or invitees, including tenants are subject to the Governing Documents. It is the responsibility of the Owner to provide their tenants with a copy of all these documents.

These Rules and Regulations supplement the CC&Rs and Bylaws but they do not replace them. In the event of a conflict between these Rules and Regulations and the CC&Rs or Bylaws, the CC&Rs and Bylaws take priority. Capitalized terms herein have the same meaning as in the CC&Rs unless otherwise indicated.

The purpose of these Rules and Regulations is to protect the Association’s property, to ensure the common good of the community so all residents can enjoy a safe and pleasant lifestyle, and to maintain property values for the Owners. To accomplish this purpose, all residents must act with sensitivity and consideration for one another, as well as comply with the Governing Documents.

To maintain the quality of the community, observation and enforcement of these Rules and Regulations is the responsibility of each Owner, and/or their invitees, including their residents, tenants, guests or vendors.

Under the authority granted them by the Association's CC&Rs and applicable California State Law, the Board can impose a penalty for violations in complying with any of the Governing Documents, including these Rules and Regulations.

Owners with any questions, concerns or other Association related issues, or who need to obtain any Association related documents, should contact the Association's management company.

## II. General Community Rules

1. Association property: No one is permitted to borrow or remove any Association property or equipment from the Common Areas.

2. Complaints: All complaints / violations shall be submitted in writing to the Association through the property management company.

3. Exterior work: No work of any kind, including electrical, shall be done upon the exterior building walls or Common Areas by any resident. All such work is solely the responsibility of the Association. No one shall tamper with or attempt to adjust any equipment, valve, electrical, gas or water connection in the Common Areas without the property manager ' s prior written permission.

4. Signs/Posters/Flags/Soliciting. No Owner, resident, tenant, or agent of a resident, shall post any advertisement, sign, flag, banner or poster of any kind for a commercial purpose anywhere within the Properties except one "For Sale", "For Lease" or "Rent" sign may be displayed in each unit. Such signs shall not exceed eighteen (18) inches by twenty-four (24) inches in size, and must be professionally prepared and displayed from within the unit inside the window. One (1) such sign is permitted per unit. No other signs are permitted to be posted in the common area (outside units). **NO STAKES MAY BE DRIVEN INTO THE COMMON AREA AT ANY TIME!** No sign or decoration may be placed on the stucco, roof siding, eaves, walls, fences or any similar common area. Personal banners (birthday, showers, graduation, etc.), decorative flags, or holiday banners, flags, signs, etc. are not permitted except as required by Civil Code §4710 and/or other applicable laws, including the owners' obligation to ensure signs do not pose a safety concern. All "For Sale," "For Lease," or "For Rent" signs shall be removed within five (5) business days following a sale or lease/rental of the unit. Display of an American or California flag shall be subject to the California Civil Code section 4705, Government Code section 434.5, 4 U.S.C.A. section 5 of the Federal Code and all other applicable laws. The hand distribution or posting of flyers or mailings for commercial solicitations to the residents for non-Association related matters is strictly prohibited. This does not prohibit residents from distributing or circulating information about common interest development living, legislation, election to public office or other issues of concern to members and residents at reasonable hours and in a reasonable manner.

5. Garage Sales: The Association will have community garage sales on the first Saturday in April & October of each year from 7am -2pm. No other garage sales will be allowed.

6. Holiday Decorations: Owners may decorate patios for the holidays. Decorations can be placed four (4) weeks prior to the holiday and removed two (2) weeks after the holiday has passed. Residents may not use nails or screws into the wood trim or stucco areas to support decorations. Under no circumstances is anyone allowed access to the roof area. Roof, trim, stucco and any other damage caused by homeowners in violation of this rule will be at the owner's sole expense.

7. Insurance: The Association ' s insurance does not cover residents for their personal liability or for the contents of their units. It only covers the Association's common areas. Therefore, owners are required to insure their personal property against loss and obtain personal liability insurance covering the contents of their individual units. In addition, any improvements made by an owner within their unit may be separately insured by an owner through a tenant's improvements policy. Any owner failing to purchase said insurance waives any claim they may have against the Association for damage to the interior of their unit. Residents are also encouraged to obtain loss of use insurance and earthquake insurance. Residents are encouraged to discuss coverage options with their insurance broker to ensure adequate coverage for any losses.

8. Interior maintenance: Owners shall maintain, in good repair, the interiors of their units and shall have exclusive right, at their own cost, to paint, paper or otherwise refinish the inner surface of the walls, ceilings, floors, windows and doors bounding their respective units. Load-bearing walls may not be altered. Modification of non-load bearing walls requires prior written Association approval. The Maintenance Matrix attached hereto as Exhibit "A", is provided for informational purposes only in an attempt to outline certain portions of the CC&Rs in a "quick reference" fashion.

9. Landscaping, external painting and construction: Any exterior construction, additions and landscaping within community view, must have prior approval by the Architectural Committee. Owners will be assessed for unapproved modifications.

10. Nuisance and Noise. The following nuisance and noise provisions supplement the CC&Rs, section 7.03, restricting nuisances in the Properties. Residents may not do anything that will cause unreasonable embarrassment, disturbance or annoyance to others. No fireworks are permitted in the community at any time. No one may engage in any abusive or harassing behavior or any form of intimidation or aggression, whether verbal or physical, against other owners, residents, guests, invitees, Association employees, contractors, and vendors, Board members, the management office, committee members, or other governing body within the Properties. In the event the Association elects not to act on a nuisance complaint by an owner or resident, or if the complaining party believes the Association's action is not sufficient, owners have a legal right to seek enforcement of this provision. Residents are advised they do not have a right to live in a noise and odor free environment. Normal levels of noise and environmental pollutants will always exist. The Rules and Regulations are designed to prohibit an unreasonable nuisance. Consideration of the interests of all residents with respect to loud and disturbing noise must be observed. This includes but is not limited to, noisy play, loud music, radios, stereos, televisions, late night parties, barking dogs, power tools and excessive noise from cars, motorcycles and other vehicles. Without limiting the generality of any of the foregoing provisions, no exterior speakers, horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes), or items which may unreasonably interfere with television or radio reception of any other resident shall be located, used or placed on any portion of the unit or restricted common area without the prior written approval of the Association. Construction work such as saws, drilling, hammering, etc. can only be conducted between the hours of 7:00 a.m. and 8 p.m. No nuisance, illegal, hazardous or noxious activity, waste or litter shall be committed or permitted to occur within the unit or restricted common area. Rubbish and debris shall be placed in the designated and proper receptacles. Stored items should be kept in an enclosed area not visible from the street, from other units or from the common area. No resident shall permit any odors in their unit or restricted common area that create an unreasonable, unsanitary, or offensive nuisance for other residents within the community. Because a nuisance is largely subjective, the Association is not obligated to become involved in disputes unless the "nuisance" causes substantial interference rather than mere inconvenience and impacts the community at large.

11. Liability for guests: Homeowners are liable for their own actions as well as those of their tenants and guests.

12. Roof access: No one, except authorized contractors are permitted on the roofs of the buildings, walls, fences, patios.

13. Violations resulting in damages: Damages to the Association's common areas will result in an assessment levied against the responsible homeowner for repair, including damages caused by that responsible homeowner's tenants or guests.

14. Window coverings: Window coverings must be of a conventional variety, neutral in color, including curtains, drapes, shutters or blinds. Foil, wood, newspaper, sheets or any other similar or unattractive material are prohibited from being used as window coverings at any time.

15. Running water: Allowing water to run while washing vehicles is prohibited. All hoses must have a nozzle that shuts off. Hosing down driveways, sidewalks or other hard surfaces is prohibited. Residents and guests must follow current water restrictions found at [www.emwd.com](http://www.emwd.com).

### **III. Patios and Entryways**

1. Entryways: Front entryways are a part of the Association's common area and their appearance is regulated by the Association. The entryways into the units directly reflect the outward appearance of our community to all passersby. Therefore, no items are permitted in the entryways. Residents must keep entryways in a clean and sanitary condition at all times.

2. Patios: Owners must keep their Patios in a clean and sanitary condition. Patios may not be used for storage (i.e., appliances, motorized vehicles, sofas, bicycles, garden tools, trash containers, mops, brooms, and other unsightly items). No unsightly objects (including, but not limited to, laundry) are permitted to be placed on a patio where they may be seen by other residents or by the public in general. The only furniture allowed on the patio is that specifically designed for outdoor use. The patio furniture must be maintained in good working condition. Broken and/or dilapidated items are not allowed. No indoor furniture should be used out in the patio area. Any animal excrement must be removed from the patio area daily and disposed upon removal. Patios must be kept weed free. Free-standing potted plants are allowed on the patios and must be maintained entirely within a patio area and not encroach on the Common Area or on neighboring patio areas. Potted plants must be maintained and watered. Owners are responsible for damage caused by said potted plants including any watering thereof. All vegetation must be maintained within twelve (12) inches from roof eaves. Residents are not permitted to drape laundry, rugs, or other similar items over any patio wall, fence, or railing.

3. Barbeques: Consistent with insurance requirements, only propane or other gas grills with fuel tanks less than 2.5 pounds or electric barbecues are allowed in the patio areas. Presoaked briquettes and lighter fluids may not be used. Open-flame charcoal, wood or large tank gas grills are strictly prohibited. Repair for any damage and/or discoloration caused by the owner's/resident's barbeque will be charged to the homeowner by the Association. No fire pits or open flames of any type are permitted on the Properties at any time.

4. No Littering: The tossing of cigarette butts, packaging or similar materials over the patios is strictly

prohibited. Any refuse should be disposed of in trash receptacles.

## IV. Pets

1. Ordinances: All state and local ordinances apply (i.e.: licensing, tags, leash laws, etc). The Riverside County Animal Control will be called if problems arise.

2. Usual and ordinary domestic animals: No livestock, reptiles, insects, poultry or other animals of any kind shall be kept in any residence except the usual and ordinary domestic dogs, cats, fish, and birds inside cages may be kept as household pets within any residence provided that they are not kept, bred or raised therein for commercial purpose.

3. Control of pets: Pets must be kept within a unit or yard, or on a leash no longer than 6 feet in length being held by a person capable of controlling the animal. Pets may not be tethered and left unattended in the common areas.

4. Sanitary conditions: It is a violation for the owner to cause unsanitary conditions and pest control problems that are not effectively treated. In addition, residents may not permit defecation and allow feces to remain on any part of the Properties, unless the person immediately and securely encloses the feces in a bag, wrapper or other container and disposes of it in a sanitary manner. Pet caregivers shall at all times maintain in possession sufficient bags to comply with this rule.

5. Liability: Owners are fully responsible for any damage to the common areas caused by their pets or the pets of their family, guests, employees, tenants, or representatives. The cost to repair the damage will become a special assessment against the Owner.

6. Nuisance: No animal shall be allowed to substantially interfere with the quiet enjoyment of others. Animals deemed a nuisance commit acts that include, but are not limited to, attacks or threats against a person or animal without provocation, damage or spoiling of another's property, and making excessive noise (i.e.: persistent barking or whining for more than five minutes in any one-hour period or for an extended time on a repeated basis).

7. Limitations: The CC&Rs, Section 7.07, limit the number of pets in each unit to no more than two.

8. Removal: The Association may exercise the right to require the removal of pets that violate the governing documents.

9. Other Restrictions: Pets must not be left outside on the unit (e.g., on the patio) when the resident is away from the Unit; they must be kept inside the Unit. Owners and residents must keep pets free of fleas and parasites to avoid infestation of the unit, the common area, and other pets. Kitty or bird litter must be put in a tightly closed plastic bag and disposed of in a proper manner. No animal may be kept which the Board determines to be dangerous or has been designated as dangerous by a governmental agency. Pets are not allowed to visit the Properties.

## V. Trash

1. Trash: Cigarette butts, bottle caps, gum etc. are to be disposed of in designated trash containers and not left on the ground in the common area or restricted common area. Trash should not overflow the trash containers. If you clean out your home, garage or backyard and have excessive amounts of trash, it must be hauled to the dump or retrieved by a private trash or junk collection service.

2. Trash Collection: Trash is collected early every Tuesday morning so all containers should be placed out on the street no sooner than Monday and taken back into the complex and stored out of site no later than Tuesday evening.

*Black Containers*: Black containers must be stored within the garages or out of site of the common area.

*Blue Containers*: Each complex has two blue containers for recyclable materials, which includes newspaper, cardboard, computer paper, ledger paper, magazines, phone books, junk mail, glass containers, aluminum cans, tin cans, and plastic bottles. Cardboard boxes must be broken down. Non-recyclable items or items not listed in this paragraph may not be placed in blue containers.

*Green Containers*: Each complex has two green containers to be used for green waste which includes grass clippings, leaves, twigs, tree trimmings, weeds, pallets, lumber and manure. Do not place plastic bags, paper bags, metals, glass, other contaminants, or items not listed in this paragraph in the green containers.

3. Usage: All trash must be disposed of in trash containers for sanitation purposes, and to prevent rodents and other scavenging animals.

4. Bulky items: No oversized items such as sofas, refrigerators, mattresses, etc. will be allowed at trash sites. To schedule a bulky items pick-up, call CR&R at (951) 943-1991. The item may be placed in the designated area, as determined by CR&R, one business day before pick-up.

5. Electronic Waste: Electronic or "e-waste" applies to unwanted electronic equipment such as televisions, computers, laptops, printers, cell phones, cables, VCRs, copiers, fax machines, stereos, electronic games, etc. which often contain hazardous materials. These items may not be placed in the Association's trash containers. Check with the City of Lake Elsinore for programs for the disposal of electronic waste.

6. Trees: Holiday trees may be placed at curbside for up to two weeks after the first of the year for pickup.

## VI. Vehicle, Traffic & Parking

1. Obstruction: Vehicles shall not block or obstruct sidewalks, driveways, entrances, passageways, fire lanes, fire hydrants, or streets. In the interest of safety and emergencies (fire, police, ambulance), streets must never be blocked or congested by any vehicles of any type (including delivery trucks). Vehicles parked in fire lanes, along red curbs, or blocking a unit's garage are subject to immediate towing at vehicle owner's expense. No parking is allowed within fifteen (15) feet of any fire hydrant (Section 22514 of the California Vehicle Code), nor in front of a public or private driveway (Section 25505 of the

California Vehicle Code). Vehicles may not be parked the wrong way on streets (facing oncoming traffic), across any sidewalks, or backed into parking spaces. Vehicles may not be parked within five (5) feet of any mailbox between 8:00 a.m. and 5:00 p.m. Monday through Saturday (excluding U.S. Post Office holidays). All vehicles must be parked parallel to the curb. They may not be parked head-in at the end of the cul-de-sacs.

2. Speed Limit: The speed limit in the complex is five (5) miles per hour. Traffic signs must be observed. Residents must maintain a safe and reasonable speed at all times while driving on Association Properties.

3. Horns/Alarms/Noise limitations: The unnecessary blowing of horns is prohibited. Accidental or malfunctioning activation of vehicle alarms can be annoying to residents of the community. Repeated offenses by a resident may result in a penalty assessment. All vehicles must be configured so as to provide for their quiet operation. Vehicles which emit loud and disturbing noises (such as motorcycles and dirt bikes) are not allowed to be operated within the Properties, including in owners' restricted common areas.

4. Large and commercial vehicles: The following may not be parked in the Association: Recreational vehicles (including, without limitations, any motor home, truck with a camper unit, or any trailer coach or camper trailer), boats, golf carts, go-carts, ATV-type vehicles, trailers, limousines, dune buggies, motor homes, Uhauls, oversized vehicles, camper shells detached from vehicles, commercial vehicles (including, without limitations, stakebed trucks; tank trucks; dump trucks; step vans; panel trucks; vehicles in excess of six thousand pounds; buses, vehicle designed to transport more than ten people, vehicles with three or more axles, cement mixer trucks, oil or gas trucks, commercial vans, commercial minivans, delivery trucks or other truck with permanent fixtures attached, such as ladders or cranes, and with company name and/or logo which are used for commercial purposes).

5. Repairs/Mechanical work: No repairs, restoration, oil changes, or mechanical work of any motor vehicle, boat, trailer, aircraft or any other type of vehicle is allowed in the Properties.

6. Inoperable/Dilapidated vehicles: Inoperable vehicles, including vehicles with expired tags, may not be parked on the streets, and are subject to citation, fines and/or towing at the vehicle owner's expense.

7. Oil and fluid leakage: Vehicles that drip oil or fluids may not be parked in the common area. Owners are responsible for cleaning up leakage. Owners are further responsible for damage caused by such leakage.

8. Licensed and registered. All owner and tenant vehicles parked at the Properties must have current DMV registrations proving the vehicle is registered to the specific Association address. Vehicles which do not have a valid State registration and do not display current license plates are not permitted to be operated or parked in the Association Properties. Persons who do not possess a valid State Drivers License are not authorized to operate vehicles in the Association Properties. This restriction applies to power-driven vehicles and does not apply to bicycles and other vehicles propelled by persons.

9. Towing. In addition to fines, including daily fines, the Association may have vehicles towed at the owner's expense for violating these Vehicle and Parking Rules.

## VII. Enforcement Policy

### Enforcement of Association Rules

1. Complaints. Complaints against residents who may not be complying with the Association's Rules may be filed by any resident. Complaints must be sent to the management company in writing. It is imperative that the complaining party identify the non-compliant person/unit in order for the management company to proceed.
2. Violation procedures: Should there be a violation of the governing documents, the Association will first generate a warning letter mailed to the unit owner with a copy to the tenant, if applicable. If the violation is still not corrected, the owner will be called to a hearing before the Board, at which time a violation fee may be assessed against the owner's assessment account. The management company, acting on behalf of the Association, will impose assessments and has the authority to take legal action for enforcement, including recovery of attorney's fees and costs.
3. Right to appeal: A homeowner receiving a violation notice may appeal to the Association in writing and may be asked to discuss during executive session during an Association meeting.
4. Owner's responsibility: It is the responsibility of each homeowner to communicate the Association's Rules to their families, guests or tenants and to ensure that they are followed.

## VIII. Monetary Penalty (Fine) Schedule

Prior to calling an alleged violator to a hearing for violating the governing documents, the Board may send an initial warning letter to the alleged violator explaining the nature of the violation and giving the alleged violator ten (10) days from the date of the letter to voluntarily come into compliance.

Notwithstanding the foregoing, no initial warning letter will be sent if the alleged violation creates a serious risk of bodily injury or property damage.

If the alleged violator fails to voluntarily comply and the Board, after holding a properly-noticed hearing, finds a violation of a provision of the governing documents to have occurred, the following schedule of monetary penalties (fines) shall apply:

First Violation:	\$50
Second Violation of Same Provision:	\$75
Subsequent Violations of Same Provision*:	\$150

\*Limited to the Six-month period immediately following the imposition of the fine for the First Violation. After six months from date the fine for the first violation is imposed, the violation procedure and penalty schedule shall recommence with the next violation after the six months has expired being considered a first violation with escalating penalties from there as set forth in the above schedule.

If a violation is continuous in nature, whether architectural, or constituting a nuisance, or otherwise, the following schedule shall apply:

Continuous violations will be considered a violation every day from the first day of the violation until remedied in full.

Continuous violations are subject to a monetary penalty (fine) of up to \$100.00 per day for every day of the violation, whether consecutive or not, until the violation is remedied, subject to a maximum monetary penalty (fine) of \$3,000.00 per calendar month.

Multiple violations, whether non-continuous or continuous, may be addressed in one or more Notice(s) of Intent to Impose Discipline to the owner and may be the subject of and heard at one or more executive session hearing(s). The Board may waive or suspend all or a portion of any monetary penalty (fine) it levies if, in its sole discretion, such waiver or suspension is appropriate under the circumstances. Additionally, the Board may condition waiver or suspension of all or a portion of said monetary penalty (fine) upon the violator coming into and staying in compliance with the governing documents.

Unless prohibited by other governing documents, and if allowed by law, the Board may take legal action or correct, remedy or cure a violation, and seek a reimbursement assessment against the owner, or file a memorandum of costs or motion for attorneys' fees, to recover costs, expenses and attorneys' fees incurred by the Association.

If a violation is found which causes the Association to incur a financial obligation or expense, then the owner responsible for the violation will be subject to a special assessment in the amount of the obligation or expense incurred by the Association after proper notice and a hearing to the extent allowed by law.

A monetary penalty (fine) imposed by the Association as a disciplinary measure for failure of an owner to comply with the governing documents, may be treated as and is hereby an assessment that may become a lien against the owner's separate interest, but such lien may not be enforced by the sale of the interest under Sections 2924, 2924b, and 2924c (non-judicial foreclosure).

## Exhibit “A”

# MAINTENANCE<sup>1</sup> RESPONSIBILITY CHART

Component	Association Responsibility	Owner Responsibility	Example Image
Alarms – within units (if applicable)		X	
Address Sign	X		
Air conditioner (including slab and lines) <sup>+</sup>		X	
Appliances – Built-in & freestanding including all accessories and parts		X	
Bearing Walls	X		
Cabinets		X	
Cable Boxes (Exterior) <sup>++</sup>	X		
Cable Television Wiring		X	
Caulking – Exterior (unless designated otherwise herein)	X		
Ceilings – interior surfaces		X	
Chimney (not any portion located in Unit <sup>2</sup> )	X		

<sup>1</sup> Maintenance obligations shall include repair and replacement, including painting, if applicable, unless stated otherwise. Any component modified or installed by Owner will be the sole responsibility of Owner.

<sup>+</sup> Architectural approval required for any modification to component.

<sup>++</sup> Unless maintained by a public utility company.

<sup>2</sup> Units are, in essence, defined as the interior unfinished surfaces of the perimeter walls, floors, ceilings, windows and doors, including the airspace within said areas.

Circuit Breakers <sup>++</sup>	X		
Columns	X		
Doorbell- Components/Button Switch <sup>+</sup>		X	
Doorbell – Interior Box/Component		X	
Doors – to Units/Garage – including components and hardware, such as frames, sliding frames, track glass, etc. <sup>+</sup>		X	
Doors – Exterior - Paint <sup>+</sup>		X	
Doors – Interior – Closet/sliding/frame and track		X	
Doors – Sliding glass		X	
Drainage, Downspouts, Gutters	X		
Drains – Tub, shower, sink, other interior		X	
Drains – Backyard (maintenance)		X	

<sup>+</sup> Architectural approval required for any modification to component.

Dryer Vents <sup>+</sup>	X		
Electric Outlets & Switches (Controlled within Yard)		X	
Electric Outlets & Switches (Controlled within Unit/Garage)		X	
Electric Outlets & Switches (not controlled within Unit/Garage/Yard)	X		
Exterior Wall Surfaces (Stucco & Siding) <sup>+</sup>	X		
Fencing <sup>+</sup> (Common Area/Between Units/Between Yards/Between Yards & Common Area)	X		
Fire Extinguishers (Common Area)	X		
Fireplaces (within Unit)		X	
Flooring (within Unit)		X	
Foundation	X		
Front entry slabs	X		
Garage – Exterior door and surfaces <sup>+</sup>	X		

<sup>+</sup> Architectural approval required for any modification to component.

Garage – Interior surface, general repair and maintenance, including openers, rollers, springs and hinges		X	
Gas Pipes**	X		
Gas Valves, Shut off	X		
Heating and cooling equipment exclusively servicing Unit		X	
Irrigation – including sprinklers and drains (Common Area)	X		
Irrigation – including sprinklers and drains (Yards)		X	
Landscaping (Common Area)	X		
Lighting Fixtures (not controlled by owners)	X		
Lighting Fixtures (controlled within Units, Garages, including outdoor fixtures) †		X	
Lighting – Interior (within Units)		X	
Mailbox Keys & Locks		X	

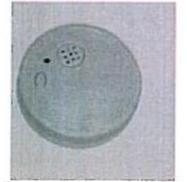
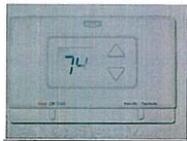
\*\* Unless maintained by a public utility company.

† Architectural approval required for any modification to component.

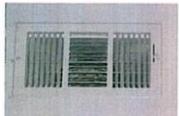
Mailboxes	X		
Paint - Interior		X	
Parking Areas	X		
Parking Areas – Maintaining free of oil stains and automobile waste and discharge		X	
Party Walls	X		
Pests and Wood Destroying Organisms (within Units and in Yards)		X	
Pests and Wood Destroying Organisms (Common Area)	X		
Pet Waste		X	
Pipes ** (Gas, water, waste except those located within the Units)	X		
Plumbing (components within Unit)		X	
Plumbing (interior outlets and fixtures)		X	
Plumbing – slab leak	X		
Roofing <sup>+</sup>	X		
Satellite Dish Maintenance <sup>+</sup>		X	
Screens		X	
Sewer – lines & components (not within Units) <sup>++</sup>	X		

<sup>++</sup> Unless maintained by a public utility company.

<sup>+</sup> Architectural approval required for any modification to component.

Showers – components within Units		X	
Sinks – Kitchen and Bathroom (within Units)		X	
Slab and Footings	X		
Smoke Detectors – within Units		X	
Sprinkler Control Box	X		
Stairs (servicing Unit) <sup>+</sup>		X	
Storage Doors <sup>+</sup>		X	
Streets, driveways & walkways	X		
Thermostat		X	
Toilets, Tubs & related components (within Units)		X	

<sup>+</sup> Architectural approval required for any modification to component.

Trash Enclosure – Wood Fencing	X		
Trim - on outside of buildings	X		
Utility Doors	X		
Utility Installations – Ducts, Conduits, Chutes, Wires, etc. **	X		
Utility Walls	X		
Vents (within Units)		X	
Wall Coverings – Paint, Paneling, Paper, etc (within Unit)		X	
Walls – Interior Surfaces		X	
Waste Pipes** (not located within Units)	X		
Water Heater and related equipment		X	
Water Pipes (not located within Unit)	X		
Windows (Frames, Glass, Screens, etc)+		X	
Wires (including all utilitywires) not within Unit/Garage, including within walls	X		
Wires (non-utility wires) within Unit/Garage		X	
Yards		X	

Note: The responsibility of the Association for maintenance and repair of the Common Area does not extend to repairs or replacements arising out of or caused by the willful or negligent act or neglect of an

\*\* Unless maintained by a public utility company.

+ Architectural approval required for any modification to component.

Owner, or his guests, tenants, or Invitees. Such cost & shall be borne by the person causing the damage. In the event of any dispute as to whether an Owner or the Association is liable for the maintenance, repair or replacement of any furnishings, fixtures, equipment or machinery, the determination of the Board shall be conclusive.

This table is provided for informational purposes only, in an attempt to explain certain provisions of the CC&Rs. If there is a conflict between the responsibilities as set forth above and any provision of the CC&Rs, the CC&Rs prevail.