

YORKSHIRE VILLAGE

EXTERIOR DWELLING MAINTENANCE CHART

The following chart demonstrates the division of responsibility for maintenance, repair and replacement between the Association and Owners. In the event of conflict, the terms of the Declaration will control over this chart.

	EXTERIOR	HOA	OWNER
1	Maintenance, repair and replacement of roof shingles	X	
2	Maintenance, repair and replacement of roof underlayment of each Dwelling (felt and plywood) due to normal wear and tear. (Any <u>structural maintenance</u> , repairs replacement not included herein is the responsibility of the Owner unless otherwise covered by the Association's insurance).	X	
3	Maintenance, repair, and replacement of the exterior of each Dwelling (but excluding the backing behind each of these exterior finishes.)	X	
4	Maintenance, repair, and replacement of driveways, parking areas, lawns, shrubs, gardens, sidewalks, and common areas. (CC&Rs 5 Description of Property (f)(3))	X	
5	Maintenance, repair, and replacement of rain gutters, and down spouts. (CC&Rs 5 (f)(4))	X	
6	Maintenance, repair, and replacement of all structural components of the Dwelling, including but not limited to all mechanical equipment and appurtenances and any structural members other than bearing walls. (CC&Rs 2. Definitions 5 (o))		X
7	Maintenance and repair of patios, landscaping on back patio, and garages. (Description of Limited Common Areas & Facilities (a))		X
8	Maintenance, repair, and replacement of windows, window frames, doors and door frames, and door trim. (CC&Rs 2. Definitions 5 (o)) [HOA APPROVED COLOR IS: Dover White Water Based Semi-gloss exterior paint]		X
9	Maintenance, repair, and replacement of exterior garage lights and yard lights.	X	
10	Maintenance, repair, and replacement of front porch light and back patio light.		X
11	Maintenance of gas and electricity connections from the meters to each Dwelling. (CC&Rs 2. Definitions 5 (o))		X
12	Maintenance of culinary water system from the outside entry through the foundation throughout the Dwelling. This includes outside faucets and hose bibs. Any damage caused by this portion of water system is the liability of Owner.		X

	EXTERIOR	HOA	OWNER
13	Fences surrounding (common patio) such areas. (CC&Rs Maintenance 21 (a))	X	
14	Exterior vents, covers, attics, and crawl spaces.	X	
INTERIOR			
15	All interior painting, decorations, and furnishings from the inside of the walls and ceilings. This includes all maintenance or replacement of any plumbing, fixtures, refrigerators, air conditioning and heating equipment, dishwashers, disposals, ranges etc., that may be in or connected with the Unit, and the maintenance of limited common patio. (CC&Rs Maintenance 21 (a))		X
16	Maintenance, cleaning, and repair of venting and fireplaces.		X
17	Maintenance, repair, and replacement of the electrical system from the City electric meter to the breaker panel and to all outlets, including switches and light fixtures. (CC&Rs 5 Description of Property (e))		X
18	Maintenance, repair, and replacement of plumbing fixtures, such as sinks, tub/shower, toilets, and interior pipes and valves. (CC&Rs Maintenance 21 (a))		X
19	Repair of cracks or other damage to interior walls, floors, or ceilings caused by normal Dwelling settling.		X
20	Repair of damage resulting from static water or seepage of water from any underground source, except water from sprinkler system failures.		X
21	Repair of damage resulting from surface water.		X
22	Damage Amounts under the Association's insurance deductible		X

	GROUNDS	HOA	OWNER
23	Maintenance of lawn (CC&Rs 5 Description of Property (e))	X	
24	Maintenance and utilization of sprinkler system within the Association. (CC&Rs 5 Description of Property (e))	X	
25	Snow removal: walkways and Common Area walkways.	X	

	OTHER	HOA	OWNER
26	Any damage to a Dwelling or Common Area which includes the land, all common structural parts of the building, driveways, parking areas, lawns, shrubs, sidewalks, rec areas, and any common utility pipe or line. (CC&Rs 21 (a) & 5. Description of Property(f))		X
27	Any damage in, on, or to a Dwelling is the sole responsibility of the Owner, except as otherwise stated herein (CC&Rs 21 (a))		X