

**SUNDANCE HOMEOWNERS ASSOCIATION
MAINTENANCE MATRIX
INDEX**

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4	Appliances within Residential Dwelling		X	1	20	Electrical within Residential Dwelling		X	4
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	COMPONENT	MAINTENANCE RESPONSIBILITY	CONTROLLING AUTHORITY
1	Address Numbers (next to front door)	Owner	Unless the CC&Rs provide otherwise, the association is responsible for repairing, replacing, or maintaining the common areas, and owners are responsible for maintaining their separate interests and any exclusive use common areas appurtenant to their separate interests (Civ. Code §4775(a)) which means a separately owned lot, parcel, area, or space. (Civ. Code §4185) "Separate Interest".)
2	Air Conditioning Pads	Owner	Unless the CC&Rs provide otherwise, the association is responsible for repairing, replacing, or maintaining the common areas, and owners are responsible for maintaining their separate interests and any exclusive use common areas appurtenant to their separate interests (Civ. Code §4775(a)) which means a separately owned lot, parcel, area, or space. (Civ. Code §4185) "Separate Interest".)
3	Air Conditioning Unit within Residential Lot	Owner	Unless the CC&Rs provide otherwise, the association is responsible for repairing, replacing, or maintaining the common areas, and owners are responsible for maintaining their separate interests and any exclusive use common areas appurtenant to their separate interests (Civ. Code §4775(a)) which means a separately owned lot, parcel, area, or space. (Civ. Code §4185) "Separate Interest".)
4	Appliances within Residential Dwelling	Owner	Unless the CC&Rs provide otherwise, the association is responsible for repairing, replacing, or maintaining the common areas, and owners are responsible for maintaining their separate interests and any exclusive use common areas appurtenant to their separate interests (Civ. Code §4775(a)) which means a separately owned lot, parcel, area, or space. (Civ. Code §4185) "Separate Interest".)
5	Aprons (from garage door to street)	Owner	"Lot" shall mean any designated (by number) plot of land shown upon any recorded Tract Map of the properties together with any other designated plot of land shown on said Tract Map appurtenant thereto and inseparable therefrom, if any, with the exception of the Common Area. (CC&Rs, Article 1, Section 6). Tract Map. Board Resolution

	COMPONENT	MAINTENANCE RESPONSIBILITY	CONTROLLING AUTHORITY
6	Balconies – railing and structure (repair and replace)	Owner	The Common Area shall be owned by the Association ... Said Common Area shall contain the community areas, walkways, green belt, recreational areas (including swimming pool and recreational building) and all other areas which are not part of a Lot. (CC&Rs, Article VIII, Section 1)
7	Balconies – railing and structure (painting only)	Association	The Association ... shall acquire, provide and pay for out of the maintenance fund hereinabove provided for: (c) Exterior maintenance of the improvements constructed upon each Lot which is subject to assessment hereunder as follows: <u>paint</u> , repair and replace and care for roofs, gutters, downspouts and <u>exterior building surfaces</u> ... (CC&Rs, Article VI, Section 1(c))
8	Ceilings within Residential Dwelling	Owner	Unless the CC&Rs provide otherwise, the association is responsible for repairing, replacing, or maintaining the common areas, and owners are responsible for maintaining their separate interests and any exclusive use common areas appurtenant to their separate interests (Civ. Code §4775(a)) which means a separately owned lot, parcel, area, or space. (Civ. Code §4185) "Separate Interest".)
9	Chimney – Exterior including spark arrestors	Association	Unless the CC&Rs provide otherwise, the association is responsible for repairing, replacing, or maintaining the common areas, and owners are responsible for maintaining their separate interests and any exclusive use common areas appurtenant to their separate interests (Civ. Code §4775(a)) which means a separately owned lot, parcel, area, or space. (Civ. Code §4185) "Separate Interest".)
10	Chimney – Interior including flues and fireplaces	Owner	Unless the CC&Rs provide otherwise, the association is responsible for repairing, replacing, or maintaining the common areas, and owners are responsible for maintaining their separate interests and any exclusive use common areas appurtenant to their separate interests (Civ. Code §4775(a)) which means a separately owned lot, parcel, area, or space. (Civ. Code §4185) "Separate Interest".)

	COMPONENT	MAINTENANCE RESPONSIBILITY	CONTROLLING AUTHORITY
11	Circuit Breakers	Owner	Unless the CC&Rs provide otherwise, the association is responsible for repairing, replacing, or maintaining the common areas, and owners are responsible for maintaining their separate interests and any exclusive use common areas appurtenant to their separate interests (Civ. Code §4775(a)) which means a separately owned lot, parcel, area, or space. (Civ. Code §4185) "Separate Interest".)
12	Columns – vertical supports	Owner	Unless the CC&Rs provide otherwise, the association is responsible for repairing, replacing, or maintaining the common areas, and owners are responsible for maintaining their separate interests and any exclusive use common areas appurtenant to their separate interests (Civ. Code §4775(a)) which means a separately owned lot, parcel, area, or space. (Civ. Code §4185) "Separate Interest".)
13	Conduits within Residential Dwelling	Owner	Unless the CC&Rs provide otherwise, the association is responsible for repairing, replacing, or maintaining the common areas, and owners are responsible for maintaining their separate interests and any exclusive use common areas appurtenant to their separate interests (Civ. Code §4775(a)) which means a separately owned lot, parcel, area, or space. (Civ. Code §4185) "Separate Interest".)
14	Door, Front – structure, frame, hardware and interior surface	Owner	Unless the CC&Rs provide otherwise, the association is responsible for repairing, replacing, or maintaining the common areas, and owners are responsible for maintaining their separate interests and any exclusive use common areas appurtenant to their separate interests (Civ. Code §4775(a)) which means a separately owned lot, parcel, area, or space. (Civ. Code §4185) "Separate Interest".)
15	Door, Front (painting only)	Association	The Association ... shall acquire, provide and pay for out of the maintenance fund hereinabove provided for: (c) Exterior maintenance of the improvements constructed upon each Lot which is subject to assessment hereunder as follows: <u>paint</u> , repair and replace and care for roofs, gutters, downspouts and <u>exterior building surfaces</u> ... (CC&Rs, Article VI, Section 1(c))

	COMPONENT	MAINTENANCE RESPONSIBILITY	CONTROLLING AUTHORITY
16	Doors within the Residential Dwelling	Owner	Unless the CC&Rs provide otherwise, the association is responsible for repairing, replacing, or maintaining the common areas, and owners are responsible for maintaining their separate interests and any exclusive use common areas appurtenant to their separate interests (Civ. Code §4775(a)) which means a separately owned lot, parcel, area, or space. (Civ. Code §4185) "Separate Interest".)
17	Driveways (from garage door to street)	Owner	"Lot" shall mean any designated (by number) plot of land shown upon any recorded Tract Map of the properties together with any other designated plot of land shown on said Tract Map appurtenant thereto and inseparable therefrom, if any, with the exception of the Common Area. (CC&Rs, Article 1, Section 6); Tract Map.
18	Dryer Vents	Owner	Unless the CC&Rs provide otherwise, the association is responsible for repairing, replacing, or maintaining the common areas, and owners are responsible for maintaining their separate interests and any exclusive use common areas appurtenant to their separate interests (Civ. Code §4775(a)) which means a separately owned lot, parcel, area, or space. (Civ. Code §4185) "Separate Interest".)
19	Ducts within Residential Dwelling	Owner	Unless the CC&Rs provide otherwise, the association is responsible for repairing, replacing, or maintaining the common areas, and owners are responsible for maintaining their separate interests and any exclusive use common areas appurtenant to their separate interests (Civ. Code §4775(a)) which means a separately owned lot, parcel, area, or space. (Civ. Code §4185) "Separate Interest".)
20	Electrical within Residential Dwelling	Owner	Unless the CC&Rs provide otherwise, the association is responsible for repairing, replacing, or maintaining the common areas, and owners are responsible for maintaining their separate interests and any exclusive use common areas appurtenant to their separate interests (Civ. Code §4775(a)) which means a separately owned lot, parcel, area, or space. (Civ. Code §4185) "Separate Interest".)

	COMPONENT	MAINTENANCE RESPONSIBILITY	CONTROLLING AUTHORITY
21	Exterior Building Surfaces (painting)	Association	The Association ... shall acquire, provide and pay for out of the maintenance fund hereinabove provided for: (c) Exterior maintenance of the improvements constructed upon each Lot which is subject to assessment hereunder as follows: paint, repair and replace and care for roofs, gutters, downspouts and exterior building surfaces, and garden and otherwise maintain all front and side yards; provided, however, maintenance shall not include glass surfaces and shall not include maintenance of any patio areas. (CC&Rs, Article VI, Section 1(c))
22	Fences within the Residential Lot	Owner	Unless the CC&Rs provide otherwise, the association is responsible for repairing, replacing, or maintaining the common areas, and owners are responsible for maintaining their separate interests and any exclusive use common areas appurtenant to their separate interests (Civ. Code §4775(a)) which means a separately owned lot, parcel, area, or space. (Civ. Code §4185) "Separate Interest".)
23	Firewalls / Attic Stops	Owner	Unless the CC&Rs provide otherwise, the association is responsible for repairing, replacing, or maintaining the common areas, and owners are responsible for maintaining their separate interests and any exclusive use common areas appurtenant to their separate interests (Civ. Code §4775(a)) which means a separately owned lot, parcel, area, or space. (Civ. Code §4185) "Separate Interest".)
24	Floors within the Residential Dwelling	Owner	Unless the CC&Rs provide otherwise, the association is responsible for repairing, replacing, or maintaining the common areas, and owners are responsible for maintaining their separate interests and any exclusive use common areas appurtenant to their separate interests (Civ. Code §4775(a)) which means a separately owned lot, parcel, area, or space. (Civ. Code §4185) "Separate Interest".)
25	Foundation	Owner	Unless the CC&Rs provide otherwise, the association is responsible for repairing, replacing, or maintaining the common areas, and owners are responsible for maintaining their separate interests and any exclusive use common areas appurtenant to their separate interests (Civ. Code §4775(a)) which means a separately owned lot, parcel, area, or space. (Civ. Code §4185) "Separate Interest".)

	COMPONENT	MAINTENANCE RESPONSIBILITY	CONTROLLING AUTHORITY
26	Garage (including structure, garage door, interior surfaces, lights, opener equipment and hardware)	Owner	Unless the CC&Rs provide otherwise, the association is responsible for repairing, replacing, or maintaining the common areas, and owners are responsible for maintaining their separate interests and any exclusive use common areas appurtenant to their separate interests (Civ. Code §4775(a)) which means a separately owned lot, parcel, area, or space. (Civ. Code §4185) "Separate Interest".)
27	Gates within the Residential Lot	Owner	Unless the CC&Rs provide otherwise, the association is responsible for repairing, replacing, or maintaining the common areas, and owners are responsible for maintaining their separate interests and any exclusive use common areas appurtenant to their separate interests (Civ. Code §4775(a)) which means a separately owned lot, parcel, area, or space. (Civ. Code §4185) "Separate Interest".)
28	Gutters and Downspouts	Association	The Association ... shall acquire, provide and pay for out of the maintenance fund hereinabove provided for: (c) Exterior maintenance of the improvements constructed upon each Lot which is subject to assessment hereunder as follows: paint, repair and replace and care for roofs, <u>gutters</u> , <u>downspouts</u> and exterior building surfaces (CC&Rs, Article VI, Section 1(c))
29	Gutter/Downspout <u>Drains</u> (including drain area and drain line to street)	Owner	Unless the CC&Rs provide otherwise, the association is responsible for repairing, replacing, or maintaining the common areas, and owners are responsible for maintaining their separate interests and any exclusive use common areas appurtenant to their separate interests (Civ. Code §4775(a)) which means a separately owned lot, parcel, area, or space. (Civ. Code §4185) "Separate Interest".)
30	Landscaping in Common Areas (including drainage and irrigation systems)	Association	The Association ... shall acquire, provide and pay for out of the maintenance fund hereinabove provided for: (a) Water, gas, refuse collection, other necessary utility services, maintenance and replacement of landscaping and painting and repair of the Common Area ... (CC&Rs, Article VI, Section 1(a))

	COMPONENT	MAINTENANCE RESPONSIBILITY	CONTROLLING AUTHORITY
31	Landscaping in Front Yards and Side Yards (including drainage and irrigation systems)	Association	The Association ... shall acquire, provide and pay for out of the maintenance fund hereinabove provided for: (c) Exterior maintenance of the improvements constructed upon each Lot which is subject to assessment hereunder as follows: paint, repair and replace and care for roofs, gutters, downspouts and exterior building surfaces, and garden and <u>otherwise maintain all front and side yards</u> ; provided, however, maintenance shall not include glass surfaces and shall not include maintenance of any patio areas. (CC&Rs, Article VI, Section 1(c))
32	Landscaping within Patios	Owner	The Association ... shall acquire, provide and pay for out of the maintenance fund hereinabove provided for: (c) Exterior maintenance of the improvements constructed upon each Lot which is subject to assessment hereunder as follows: paint, repair and replace and care for roofs, gutters, downspouts and exterior building surfaces, and garden and otherwise maintain all front and side yards; provided, however, <u>maintenance shall not include glass surfaces and shall not include maintenance of any patio areas</u> . (CC&Rs, Article VI, Section 1(c))
33	Mailboxes (except doors and locks)	Association	The Common Area shall be owned by the Association ... Said Common Area shall contain the community areas, walkways, green belt, recreational areas (including swimming pool and recreational building) and all other areas which are not part of a Lot. (CC&Rs, Article VIII, Section 1)
34	Mailbox Doors and Locks	Owner	The Common Area shall be owned by the Association ... Said Common Area shall contain the community areas, walkways, green belt, recreational areas (including swimming pool and recreational building) and all other areas which are not part of a Lot. (CC&Rs, Article VIII, Section 1)
35	Patios	Owner	The Association ... shall acquire, provide and pay for out of the maintenance fund hereinabove provided for: (c) Exterior maintenance of the improvements constructed upon each Lot which is subject to assessment hereunder as follows: paint, repair and replace and care for roofs, gutters, downspouts and exterior building surfaces, and garden and otherwise maintain all front and side yards; provided, however, maintenance shall not include glass surfaces and <u>shall not include maintenance of any patio areas</u> . (CC&Rs, Article VI, Section 1(c))

	COMPONENT	MAINTENANCE RESPONSIBILITY	CONTROLLING AUTHORITY
36	Patio Covers	Owner	The Association ... shall acquire, provide and pay for out of the maintenance fund hereinabove provided for: (c) Exterior maintenance of the improvements constructed upon each Lot which is subject to assessment hereunder as follows: paint, repair and replace and care for roofs, gutters, downspouts and exterior building surfaces, and garden and otherwise maintain all front and side yards; provided, however, maintenance shall not include glass surfaces and shall not include maintenance of any patio areas. (CC&Rs, Article VI, Section 1(c))
37	Patio Drains	Owner	The Association ... shall acquire, provide and pay for out of the maintenance fund hereinabove provided for: (c) Exterior maintenance of the improvements constructed upon each Lot which is subject to assessment hereunder as follows: paint, repair and replace and care for roofs, gutters, downspouts and exterior building surfaces, and garden and otherwise maintain all front and side yards; provided, however, maintenance shall not include glass surfaces and shall not include maintenance of any patio areas. (CC&Rs, Article VI, Section 1(c))
38	Plumbing Fixtures within the Residential Dwelling	Owner	Unless the CC&Rs provide otherwise, the association is responsible for repairing, replacing, or maintaining the common areas, and owners are responsible for maintaining their separate interests and any exclusive use common areas appurtenant to their separate interests (Civ. Code §4775(a)) which means a separately owned lot, parcel, area, or space. (Civ. Code §4185) "Separate Interest".)
39	Porch Lights (fixtures and bulbs) next to front doors on patios and balconies	Owner	Unless the CC&Rs provide otherwise, the association is responsible for repairing, replacing, or maintaining the common areas, and owners are responsible for maintaining their separate interests and any exclusive use common areas appurtenant to their separate interests (Civ. Code §4775(a)) which means a separately owned lot, parcel, area, or space. (Civ. Code §4185) "Separate Interest".)

	COMPONENT	MAINTENANCE RESPONSIBILITY	CONTROLLING AUTHORITY
40	Pot Shelves	Owner	Unless the CC&Rs provide otherwise, the association is responsible for repairing, replacing, or maintaining the common areas, and owners are responsible for maintaining their separate interests and any exclusive use common areas appurtenant to their separate interests (Civ. Code §4775(a)) which means a separately owned lot, parcel, area, or space. (Civ. Code §4185) "Separate Interest".)
41	Recreational Facilities in Common Areas	Association	The Common Area shall be owned by the Association ... Said Common Area shall contain the community areas, walkways, green belt, <u>recreational areas (including swimming pool and recreational building)</u> and all other areas which are not part of a Lot. (CC&Rs, Article VIII, Section 1)
42	Roofs	Association	The Association ... shall acquire, provide and pay for out of the maintenance fund hereinabove provided for: (c) Exterior maintenance of the improvements constructed upon each Lot which is subject to assessment hereunder as follows: paint, repair and replace and care for <u>roofs</u> , gutters, downspouts and exterior building surfaces ... (CC&Rs, Article VI, Section 1(c))
43	Sewer Lines in Common Areas	Association	The Association ... shall acquire, provide and pay for out of the maintenance fund hereinabove provided for: (a) Water, gas, refuse collection, other necessary utility services, maintenance and replacement of landscaping and painting and repair of the Common Area ... (CC&Rs, Article VI, Section 1(a))
44	Sewer Line on Residential Lots	Owner	Unless the CC&Rs provide otherwise, the association is responsible for repairing, replacing, or maintaining the common areas, and owners are responsible for maintaining their separate interests and any exclusive use common areas appurtenant to their separate interests (Civ. Code §4775(a)) which means a separately owned lot, parcel, area, or space. (Civ. Code §4185) "Separate Interest".)

	COMPONENT	MAINTENANCE RESPONSIBILITY	CONTROLLING AUTHORITY
45	Siding (exterior wood siding repair and replacement)	Association	The Association ... shall acquire, provide and pay for out of the maintenance fund hereinabove provided for: (c) Exterior maintenance of the improvements constructed upon each Lot which is subject to assessment hereunder as follows: paint, repair and replace and care for roofs, gutters, downspouts and exterior building surfaces, and garden and otherwise maintain all front and side yards; provided, however, maintenance shall not include glass surfaces and shall not include maintenance of any patio areas. (CC&Rs, Article VI, Section 1(c))
46	Sliding Glass Doors (including thresholds, weatherstripping, frame and glass)	Owner	The Association ... shall acquire, provide and pay for out of the maintenance fund hereinabove provided for: (c) Exterior maintenance of the improvements constructed upon each Lot which is subject to assessment hereunder as follows: paint, repair and replace and care for roofs, gutters, downspouts and exterior building surfaces, and garden and otherwise maintain all front and side yards; provided, however, <u>maintenance shall not include glass surfaces</u> ... (CC&Rs, Article VI, Section 1(c))
47	Streetlights	Association	The Common Area shall be owned by the Association ... Said Common Area shall contain the community areas, walkways, green belt, recreational areas (including swimming pool and recreational building) and all other areas which are not part of a Lot. (CC&Rs, Article VIII, Section 1)
48	Stucco	Association	The Association ... shall acquire, provide and pay for out of the maintenance fund hereinabove provided for: (c) Exterior maintenance of the improvements constructed upon each Lot which is subject to assessment hereunder as follows: paint, repair and replace and care for roofs, gutters, downspouts and exterior building surfaces, and garden and otherwise maintain all front and side yards; provided, however, maintenance shall not include glass surfaces and shall not include maintenance of any patio areas. (CC&Rs, Article VI, Section 1(c))
49	Swimming Pool	Association	The Common Area shall be owned by the Association ... Said Common Area shall contain the community areas, walkways, green belt, recreational areas (including <u>swimming pool</u> and recreational building) and all other areas which are not part of a Lot. (CC&Rs, Article VIII, Section 1)

	COMPONENT	MAINTENANCE RESPONSIBILITY	CONTROLLING AUTHORITY
50	Termite Eradication with the Residential Lot	Owner	Unless the CC&Rs provide otherwise, the association is responsible for repairing, replacing, or maintaining the common areas, and owners are responsible for maintaining their separate interests and any exclusive use common areas appurtenant to their separate interests (Civ. Code §4775(a)) which means a separately owned lot, parcel, area, or space. (Civ. Code §4185) "Separate Interest".)
51	Trim (exterior wood trim repair and replacement)	Association	The Association ... shall acquire, provide and pay for out of the maintenance fund hereinabove provided for: (c) Exterior maintenance of the improvements constructed upon each Lot which is subject to assessment hereunder as follows: paint, repair and replace and care for roofs, gutters, downspouts and exterior building surfaces, and garden and otherwise maintain all front and side yards; provided, however, maintenance shall not include glass surfaces and shall not include maintenance of any patio areas. (CC&Rs, Article VI, Section 1(c))
52	Utilities (commonly metered)	Association	The Association ... shall acquire, provide and pay for out of the maintenance fund hereinabove provided for: (a) Water, gas, refuse collection, other necessary utility services, maintenance and replacement of landscaping and painting and repair of the Common Area ... (CC&Rs, Article VI, Section 1(a))
53	Utilities (separately metered to a residential lot)	Owner	Unless the CC&Rs provide otherwise, the association is responsible for repairing, replacing, or maintaining the common areas, and owners are responsible for maintaining their separate interests and any exclusive use common areas appurtenant to their separate interests (Civ. Code §4775(a)) which means a separately owned lot, parcel, area, or space. (Civ. Code §4185) "Separate Interest".)
54	Walls - Bearing	Owner	Unless the CC&Rs provide otherwise, the association is responsible for repairing, replacing, or maintaining the common areas, and owners are responsible for maintaining their separate interests and any exclusive use common areas appurtenant to their separate interests (Civ. Code §4775(a)) which means a separately owned lot, parcel, area, or space. (Civ. Code §4185) "Separate Interest".)

	COMPONENT	MAINTENANCE RESPONSIBILITY	CONTROLLING AUTHORITY
55	Walls - Party	Owners	The cost of reasonable repair and maintenance of a party wall shall be shared by the Owners who make use of the wall in proportion to such use. (CC&Rs, Article IX, Section 2)
56	Walls - within Common Area	Association	The Common Area shall be owned by the Association ... Said Common Area shall contain the community areas, walkways, green belt, recreational areas (including swimming pool and recreational building) and all other areas which are not part of a Lot. (CC&Rs, Article VIII, Section 1)
57	Walls – within the Residential Dwelling	Owner	Unless the CC&Rs provide otherwise, the association is responsible for repairing, replacing, or maintaining the common areas, and owners are responsible for maintaining their separate interests and any exclusive use common areas appurtenant to their separate interests (Civ. Code §4775(a)) which means a separately owned lot, parcel, area, or space. (Civ. Code §4185) "Separate Interest".)
58	Windows – exterior caulking	Association	The Association ... shall acquire, provide and pay for out of the maintenance fund hereinabove provided for: (c) Exterior maintenance of the improvements constructed upon each Lot which is subject to assessment hereunder as follows: paint, repair and replace and care for roofs, gutters, downspouts and exterior building surfaces, and garden and otherwise maintain all front and side yards; provided, however, maintenance shall not include glass surfaces and shall not include maintenance of any patio areas. (CC&Rs, Article VI, Section 1(c))
59	Windows – frame, seal and weatherproofing	Owner	Unless the CC&Rs provide otherwise, the association is responsible for repairing, replacing, or maintaining the common areas, and owners are responsible for maintaining their separate interests and any exclusive use common areas appurtenant to their separate interests (Civ. Code §4775(a)) which means a separately owned lot, parcel, area, or space. (Civ. Code §4185) "Separate Interest".)

	COMPONENT	MAINTENANCE RESPONSIBILITY	CONTROLLING AUTHORITY
60	Window Glass	Owner	The Association ... shall acquire, provide and pay for out of the maintenance fund hereinabove provided for: (c) Exterior maintenance of the improvements constructed upon each Lot which is subject to assessment hereunder as follows: paint, repair and replace and care for roofs, gutters, downspouts and exterior building surfaces, and garden and otherwise maintain all front and side yards; provided, however, <u>maintenance shall not include glass surfaces</u> ... (CC&Rs, Article VI, Section 1(c))
61	Windows – interior caulking	Owner	Unless the CC&Rs provide otherwise, the association is responsible for repairing, replacing, or maintaining the common areas, and owners are responsible for maintaining their separate interests and any exclusive use common areas appurtenant to their separate interests (Civ. Code §4775(a)) which means a separately owned lot, parcel, area, or space. (Civ. Code §4185) "Separate Interest".)