

CAPTAIN'S HILL HOMEOWNERS ASSOCIATION

MAINTENANCE RESPONSIBILITY CHECKLIST

TYPE OF PROJECT: PUD

03/23/16

of Units: 119

of Buildings: 37

Description	Association	Owner	CC&Rs/ Article – Section	Comments
Landscape				
Front Yard Located Within Lot		X		<i>California Civil Code §4775(a)</i> ¹
Front Entry Patio/Courtyard Within Lot		X		<i>California Civil Code §4775(a)</i>
Rear Patio/Rear Yard Within Lot		X		<i>California Civil Code §4775(a)</i>
Rear Yard/Courtyard Drains Within Lot		X		<i>California Civil Code §4775(a)</i>
Balcony Drains		X		<i>California Civil Code §4775(a)</i>
Side Yard Located Within Lot		X		<i>California Civil Code §4775(a)</i>
Exterior Painting				
Building Exterior	X		VI, 4	CC&Rs Article VI, Section 4
Garage Doors (painting only)	X		VI, 4	CC&Rs Article VI, Section 4
Front Doors (painting only)	X		VI, 4	CC&Rs Article VI, Section 4
Garage Pedestrian Doors (painting only)	X		VI, 4	CC&Rs Article VI, Section 4
Utility Doors (painting only)	X		VI, 4	CC&Rs Article VI, Section 4
Patio Covers (Homeowner Installed)		X		<i>California Civil Code §4775(a)</i>
Exterior Walls/Fences	X		VI, 4	CC&Rs Article VI, Section 4
Wrought Iron Gates (Leading into Patio)	X		VI, 4	CC&Rs Article VI, Section 4
<u>Building Exterior & Structure (Repair and Replace)</u>				
Exterior Building Surface (paint and surface repair) (e.g. power washing, sanding, and caulking)	X		VI, 4	CC&Rs Article VI, Section 4
Stucco-structural repair		X	VI, 4	CC&Rs Article VI, Section 4
Roofs		X	VI, 4	CC&Rs Article VI, Section 4
Garage Doors		X		<i>California Civil Code §4775(a)</i>
Garage Door Springs & Hinges		X		<i>California Civil Code §4775(a)</i>
Decks		X		<i>California Civil Code §4775(a)</i>
Patio		X		<i>California Civil Code §4775(a)</i>
Balcony		X		<i>California Civil Code §4775(a)</i>
Wall-Bearing		X		<i>California Civil Code §4775(a)</i>
Wall-Partition		X		<i>California Civil Code §4775(a)</i>
Rain Gutters		X		<i>California Civil Code §4775(a)</i>
Skylights		X		<i>California Civil Code §4775(a)</i>
Walks and Private Driveways		X		<i>California Civil Code §4775(a)</i>

¹ Currently, *California Civil Code §4775(a)* provides that: “Unless otherwise provided in the declaration of a common interest development, the association is responsible for repairing, replacing, or maintaining the common area, other than exclusive use common area, and the owner of each separate interest is responsible for maintaining that separate interest and any exclusive use common area appurtenant to the separate interest.”

Operative January 1, 2017, *California Civil Code §4775(a)* will state, in pertinent part, as follows: “[u]nless otherwise provided in the declaration of a common interest development, the association is responsible for repairing, replacing, and maintaining the common area... Unless otherwise provided in the declaration of a common interest development, the owner of each separate interest is responsible for repairing, replacing, and maintaining that separate interest.”

Sidewalk leading to unit front gate on Lot		X		California Civil Code §4775(a)
Wrought Iron Patio Gate		X		California Civil Code §4775(a)
Plumbing & Electrical Within Lot		X		California Civil Code §4775(a)
Water Pipes – In the Wall		X		California Civil Code §4775(a)
Water Pipes - Underground		X		California Civil Code §4775(a)
Gas Pipes (In the wall and underground)		X		California Civil Code §4775(a)
Sewer Pipes-Regardless of Cause		X		CC&R VI, 3; California Civil Code §4775(a)
Hose Bibs		X		California Civil Code §4775(a)
Water Pressure Regulators		X		California Civil Code §4775(a)
Hot Water Heater		X		California Civil Code §4775(a)
Furnace		X		California Civil Code §4775(a)
Air Conditioner Including Pad		X		California Civil Code §4775(a)
Electrical Wiring		X		California Civil Code §4775(a)
Circuit Breakers (Unless in Unit)		X		California Civil Code §4775(a)
Exterior Front Door Light		X		California Civil Code §4775(a)
Balcony Patio Light		X		California Civil Code §4775(a)
Exterior Garage Light		X		California Civil Code §4775(a)
Exterior Address Light		X		California Civil Code §4775(a)
Plumbing Outlets & Fixtures		X		California Civil Code §4775(a)
Electrical Outlets & Fixtures		X		California Civil Code §4775(a)
Garage Door Openers		X		California Civil Code §4775(a)
Phone Wiring		X		California Civil Code §4145 ²
<u>Doors, Windows and Misc. (Repair and Replace)</u>				
Windows		X		California Civil Code §4775(a)
Screens		X		California Civil Code §4775(a)
Window Frames		X		California Civil Code §4775(a)
Doors (including front door, utility door, and pedestrian door leading to garage)		X		California Civil Code §4775(a)
Sliding Glass Doors		X		California Civil Code §4775(a)
Door Frames		X		California Civil Code §4775(a)
Door Hardware		X		California Civil Code §4775(a)
Unit Front Entry Gate		X		California Civil Code §4775(a)
Unit Front Entry Gate Hardware		X		California Civil Code §4775(a)
Interior Wall Surfaces (Drywall, Paint, Wallpaper)		X		California Civil Code §4775(a)
Party Wall		X	VII, 1	CC&Rs Article VII, Section 1
Front Fence/Walls Within Lot		X		
Rear Fence/Walls Within Lot		X		
Side Fence/Walls Within Lot		X		
Fireplace & Chimney Interiors		X		California Civil Code §4775(a)
Firebox		X		California Civil Code §4775(a)
Floor Coverings		X		California Civil Code §4775(a)
Interior repairs due to roof leaks		X		California Civil Code §4775(a)
Mailbox		X		California Civil Code §4775(a)

² California Civil Code §4145(c) states as follows: “Notwithstanding the provisions of the declaration, internal and external telephone wiring designed to serve a single separate interest, but located outside the boundaries of the separate interest, is exclusive use common area allocated exclusively to that separate interest.”

Mailbox Stand/Structure		X		<i>California Civil Code §4775(a)</i>
Address Numbers		X		<i>California Civil Code §4775(a)</i>
Wasps/Bees/Rodents/Ants (Interior)		X		<i>California Civil Code §4775(a)</i>
Pest Control - Wasps/Bees/Rodents/Ants (Common Area)	X		VIII, 4(b)	CC&Rs Article VIII, Section 4(b)
Pest Control - Ants/Wasps/Bees/Rodents (Within Patio/Courtyard Area)		X		<i>California Civil Code §4775(a)</i>
Termites (Interior)		X		<i>California Civil Code §4780³</i>
Termites (Exterior)		X		<i>California Civil Code §4780</i>
Streets	X		VIII, 4(b)	CC&Rs Article VIII, Section 4(b)
Sidewalks	X		VIII, 4(b)	CC&Rs Article VIII, Section 4(b)
Driveway Aprons		X		<i>California Civil Code §4775(a)</i>
<u>Utilities</u>				
Gas		X		
Electric		X		
Phone		X		
Water		X		
Cable		X		
Trash		X		

³ *California Civil Code §4780(b)* states, in part, as follows: “In a planned development, unless a different maintenance scheme is provided in the declaration, each owner of a separate interest is responsible for the repair and maintenance of that separate interest as may be occasioned by the presence of wood-destroying pests or organisms.”