

**ALISO VILLAS CONDOMINIUM ASSOCIATION**

**Maintenance Responsibility Checklist**

<b><u>DESCRIPTION OF IMPROVEMENT</u></b>	<b><u>REPAIR</u></b>	<b><u>REPLACE</u></b>	<b><u>MAINTAIN</u></b>	<b><u>AUTHORITY</u></b>
Air Conditioning	<b>Owner</b>	<b>Owner</b>	<b>Owner</b>	Bylaws, Article VI, Section 2
Balcony (Structure/Painting/Re-Surface)	<b>Association</b>	<b>Association</b>	<b>Owner</b>	Bylaws, Article VI, Section 3 (j) (k); CC&R's, Article G, Exhibit "A"
Balcony (Cleaning/drains)			<b>Owner</b>	CC&R's, Article G, Exhibit "A"
Buildings (Structure and Exterior Surfaces)	<b>Association</b>	<b>Association</b>	<b>Association</b>	Bylaws, Article VI, Section 3 (j) (k); CC&R's, Article A, Section 2
Ceilings (Unit Interior – Finished Surface Only)			<b>Owner</b>	CC&R's, Article H, Section 3
Ceilings (Unit Interior – Structure)	<b>Association</b>	<b>Association</b>	<b>Association</b>	Bylaws, Article VI, Section 3 (j) (k);
Community Facilities	<b>Association</b>	<b>Association</b>	<b>Association</b>	Bylaws, Article VI, Section 3 (j) (k);
Community Recreational Facilities (Pool, Jacuzzi, etc.)	<b>Association</b>	<b>Association</b>	<b>Association</b>	Bylaws, Article VI, Section 3 (j) (k);
Crawlspaces	<b>Association</b>	<b>Association</b>	<b>Association</b>	Bylaws, Article VI, Section 3 (j) (k)
Doors (Front Door, frame, hinges, threshold, locks, keys)	<b>Owner</b>	<b>Owner</b>	<b>Owner</b>	Bylaws, Article VI, Section 2
Doors (Pedestrian)	<b>Owner</b>	<b>Owner</b>	<b>Owner</b>	Bylaws, Article VI, Section 2
Doors (Screen/Security)	<b>Owner</b>	<b>Owner</b>	<b>Owner</b>	Bylaws, Article VI, Section 2
Doors (Unit Interior)	<b>Owner</b>	<b>Owner</b>	<b>Owner</b>	Bylaws, Article VI, Section 2; CC&R's, Article A, Section 1
Doorbells	<b>Owner</b>	<b>Owner</b>	<b>Owner</b>	Bylaws, Article VI, Section 2
Drainage Facilities/Easements	<b>Association</b>	<b>Association</b>	<b>Association</b>	Bylaws, Article VI, Section 3 (j) (k)
Driveways	<b>Association</b>	<b>Association</b>	<b>Association</b>	Bylaws, Article VI, Section 3 (j) (k)
Dryer Vents – Owner installed	<b>Owner</b>	<b>Owner</b>	<b>Owner</b>	Bylaws, Article VI, Section 2
Floors (Unit Interior – Finished Surface/Flooring Only)	<b>Owner</b>	<b>Owner</b>	<b>Owner</b>	CC&R's, Article H, Section 3

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Foundations and Foundation Slabs	<b>Association</b>	<b>Association</b>	<b>Association</b>	Bylaws, Article VI, Section 3 (j) (k); CC&R's, Article A, Section 2
Framing (Vertical and Horizontal Supports)	<b>Association</b>	<b>Association</b>	<b>Association</b>	Bylaws, Article VI, Section 3 (j) (k); CC&R's, Article A, Section 2
Garage Doors	<b>Owner</b>	<b>Owner</b>	<b>Owner</b>	Bylaws, Article VI, Section 2
Garage Door Opener (springs, lifting mechanism)	<b>Owner</b>	<b>Owner</b>	<b>Owner</b>	Bylaws, Article VI, Section 2
Improvements (Unit Interior: Cabinets, Appliances, Fixtures, etc.)	<b>Owner</b>	<b>Owner</b>	<b>Owner</b>	Bylaws, Article VI, Section 2
Insulation	<b>Owner</b>	<b>Owner</b>	<b>Owner</b>	Bylaws, Article VI, Section 3 (j) (k)
Landscape Drainage	<b>Association</b>	<b>Association</b>	<b>Association</b>	Bylaws, Article VI, Section 3 (j) (k)
Landscaping (Common Area)	<b>Association</b>	<b>Association</b>	<b>Association</b>	Bylaws, Article VI, Section 3 (j) (k)
Lights (Exterior) front entry and patio – Switches Inside	<b>Owner</b>	<b>Owner</b>	<b>Owner</b>	Bylaws, Article VI, Section 2
Mailboxes (Cluster)	<b>Association</b>	<b>Association</b>	<b>Association</b>	Bylaws, Article VI, Section 3 (j) (k);
Parking Spaces	<b>Association</b>	<b>Association</b>	<b>Association</b>	Bylaws, Article VI, Section 3 (j) (k); CC&R's, Article A, Section 2
Patio Covers	<b>Owner</b>	<b>Owner</b>	<b>Owner</b>	Bylaws, Article VI, Section 2
Patio - Cleaning / Drains / Maintenance			<b>Owner</b>	CC&R'S, Article G, Exhibit "A"
Patio – Repair / Replacement	<b>Association</b>	<b>Association</b>	<b>Association</b>	Bylaws, Article VI, Section 3 (j) (k); CC&R's, Article G, Exhibit "A"
Plumbing Backups / Mainlines (All sewer lines outside of unit)	<b>Association</b>	<b>Association</b>	<b>Association</b>	CC&R'S, Article A, Section 2
Plumbing Backups / Within Unit (Kitchen Sink, Bathroom Sink, and Toilet)	<b>Owner</b>	<b>Owner</b>	<b>Owner</b>	Bylaws, Article VI, Section 2; CC&R's, Article A, Section 1
Roofs (including Surface, Flashings, Drains)	<b>Association</b>	<b>Association</b>	<b>Association</b>	CC&R'S, Article A, Section 2
Roofs – Rain Gutters – owner addition	<b>Owner</b>	<b>Owner</b>	<b>Owner</b>	Bylaws, Article VI, Section 2
Roof leaks – stains (Unit Interior)	<b>Owner</b>			CC&R's, Article A, Section 1

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Sidewalks / Walks	<b>Association</b>	<b>Association</b>	<b>Association</b>	Bylaws, Article VI, Section 3 (j) (k)
Slab leaks – Pipe repair and repair of damage accessing leak	<b>Association</b>	<b>Association</b>	<b>Association</b>	CC&R’S, Article A, Section 2
Slab leaks – Resulting water damage / personal property – (unit Interior)	<b>Owner</b>	<b>Owner</b>	<b>Owner</b>	CC&R’s, Article A, Section 1
Sliding Glass Doors (Glass/Screens)	<b>Owner</b>	<b>Owner</b>	<b>Owner</b>	Bylaws, Article VI, Section 2; CC&R’s, Article A, Section 1
Sliding Glass Doors (Structure/Frame)	<b>Owner</b>	<b>Owner</b>	<b>Owner</b>	Bylaws, Article VI, Section 2; CC&R’s, Article A, Section 1
Stairways – Common Area - Clean / Maintain			<b>Owner</b>	CC&R’S, Article G, Exhibit “A”
Stairways – Common Area – Repair / Replacement	<b>Association</b>	<b>Association</b>		Bylaws, Article VI, Section 3 (j) (k); CC&R’s, Article G, Exhibit “A”
Streets / Roadways (Private)	<b>Association</b>	<b>Association</b>	<b>Association</b>	Bylaws, Article VI, Section 3 (j) (k);
Telephone Wiring	<b>Owner</b>	<b>Owner</b>	<b>Owner</b>	Bylaws, Article VI, Section 2
Termites / Other Wood-Destroying Pests or Organisms (Costs to Relocate for Eradication or Repair)	<b>Owner</b>	<b>Owner</b>		Civil Code 4780
Termites / Other Wood-Destroying Pests or Organisms (Eradication)- Common Area	<b>Association</b>	<b>Association</b>	<b>Association</b>	Civil Code 4780
Termites / Other Wood-Destroying Pests or Organisms (Inspection and Prevention) Common Area	<b>Association</b>	<b>Association</b>	<b>Association</b>	Civil Code 4780
Termites/Other Wood-Destroying Pests or Organisms (Repair of Damage to Structures Caused by Termites/Other Wood-Destroying Pests or Organisms) – C/A	<b>Association</b>	<b>Association</b>	<b>Association</b>	Civil Code 4780
Termites – Unit interiors (cabinets, partition walls, doors)	<b>Owner</b>	<b>Owner</b>	<b>Owner</b>	Civil Code 4780
Utility Installations (including gas lines, water pipes, waste pipes, sewers, ducts, flues, chutes, conduits and wires)	<b>Association</b>	<b>Association</b>	<b>Association</b>	CC&R’s, Article A, Section 2
Utility Outlets (angle stops, faucets, valves, drains, water pipes within Units)	<b>Owner</b>	<b>Owner</b>	<b>Owner</b>	Bylaws, Article VI, Section 2; CC&R’s, Article A, Section 2
Walls (Unit Interior – Non-Bearing)	<b>Owner</b>	<b>Owner</b>	<b>Owner</b>	CC&R’s, Article A, Section 1

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Walls (Unit Interior – Perimeter and Bearing Walls – Finished Surface/Wall Coverings Only)	<b>Owner</b>	<b>Owner</b>	<b>Owner</b>	CC&R’s, Article A, Section 1; Article H, Section 3
Walls (Unit Interior – Weight Bearing Walls and Columns; Perimeter Walls)	<b>Association</b>	<b>Association</b>	<b>Association</b>	CC&R’s, Article A, Section 2
Walls (Unit Perimeter Walls – Structure)	<b>Association</b>	<b>Association</b>	<b>Association</b>	CC&R’s, Article A, Section 2
Water Heaters	<b>Owner</b>	<b>Owner</b>	<b>Owner</b>	CC&R’s, Article G, Exhibit “A”
Window Coverings / Awnings (Owner installed)	<b>Owner</b>	<b>Owner</b>	<b>Owner</b>	Bylaws, Article VI, Section 2
Window Glass	<b>Owner</b>	<b>Owner</b>	<b>Owner</b>	Bylaws, Article VI, Section 2; CC&R’s, Article A, Section 1
Windows (Structure/Framing)	<b>Owner</b>	<b>Owner</b>	<b>Owner</b>	Bylaws, Article VI, Section 2; CC&R’s, Article A, Section 1
Wrought Iron Gates (Owner installed)	<b>Owner</b>	<b>Owner</b>	<b>Owner</b>	Bylaws, Article VI, Section 2