

# HindmanSanchez

## MAINTENANCE, REPAIR AND INSURANCE RESPONSIBILITIES FOR KENTFIELD TOWNHOME SUBASSOCIATION

August 9, 2007

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**NOTE: This Chart shows whether Owners or the Association are responsible for the maintenance, repair, and replacement of various items pursuant to the Supplemental Declaration of Covenants, Conditions and Restrictions of Kentfield Townhomes.**

A = Kentfield Townhome Subassociation

O = Owner

	MAINTENANCE	INSURANCE
<b>BUILDING EXTERIOR</b>		
Building-structure, including foundations, columns, girders, beams and supports <sup>1</sup>	O	A
Siding, including painting, repairing and replacing <sup>2</sup>	A	A
Brick, stone, trim, shutters, and other exterior surfaces and improvements, including painting and staining <sup>2</sup>	A	A
Roof shingles and roof underlay <sup>2</sup>	A	A
Gutters and downspouts <sup>2</sup>	A	A
Patios, balconies, decks, porches- general cleaning <sup>1</sup>	O	A
Patios, balconies, decks, porches – repair <sup>1</sup>	O	A
Storm/screen doors or any other improvements installed by Owners to exterior of residences <sup>1</sup>	O	A
Windows, frames, panes and caulking around windows in connection with window replacement and repair <sup>1</sup>	O	A
Window screens <sup>1</sup>	O	A
Glass <sup>1</sup>	O	A

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	MAINTENANCE	INSURANCE
Skylights, including glass and frames <sup>1</sup>	O	A
Exterior door of a residence, including peep holes, doorknobs and lock mechanisms, excluding painting or staining <sup>1</sup>	O	A
Exterior doors of residences – painting and staining <sup>2</sup>	A	A
Patio sliding doors, excluding painting and staining <sup>1</sup>	O	A
Patio sliding doors – painting and staining <sup>2</sup>	A	A
Garage doors, excluding painting and staining <sup>1</sup>	O	A
Garage doors – painting and staining <sup>2</sup>	A	A
Garages <sup>1</sup>	O	A
Stairs and railings leading to residences and landings outside residence doors, located on Lots <sup>3</sup>	O	O
Light fixtures outside residences –general cleaning and bulb replacement <sup>1</sup>	O	N/A
Light fixtures outside residences –repair and replacement <sup>1</sup>	O	A
Chimney repair and replacement <sup>1</sup>	O	A
Exterior water meters <sup>1</sup>	O	A
Driveways on Lots <sup>3</sup>	O	O
Fences on Lots which are not perimeter fences <sup>1</sup>	O	A
<b>UTILITIES</b>		

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	MAINTENANCE	INSURANCE
Utilities and lines installed on a Lot including furnaces, heating, plumbing, lighting, telephone, hot water equipment and appurtenances, which service only that Lot <sup>1</sup>	O	A
Utilities and lines installed outside a Lot, located on Common Area <sup>4</sup>	A	A
Air conditioners <sup>1</sup>	O	A
Water pipes, ducts and electrical wiring located on a Lot <sup>1</sup>	O	A
Water pipes, ducts and electrical wiring located outside a Lot, on Common Area <sup>4</sup>	A	A
Circuit boxes, electric meters, and water meters on Common Area <sup>4</sup>	A	A
Circuit boxes, electric meters, and water meters on a Lot <sup>1</sup>	O	A
<b>UNIT INTERIORS</b>		
Fireplace box <sup>1</sup>	O	A
Fireplace flue repair and replacement <sup>1</sup>	O	A
Furnishings <sup>3</sup>	O	O
Window coverings <sup>3</sup>	O	O
Permanent fixtures including but not limited to ceiling fans, hand rails, cabinets and counter tops <sup>1</sup>	O	A
Appliances including oven, range, refrigerator and disposal <sup>1</sup>	O	A
Interior perimeter walls—finished surfaces <sup>1</sup>	O	A

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	MAINTENANCE	INSURANCE
Interior perimeter walls-non-finished surfaces <sup>1</sup>	O	A
Interior non-perimeter walls, ceilings and floors (finished and unfinished surfaces) <sup>1</sup>	O	A
Upper most perimeter ceilings of Units-finished surfaces <sup>1</sup>	O	A
Upper most perimeter ceilings of Units-unfinished surfaces <sup>1</sup>	O	A
Floor coverings including carpet, tile, vinyl and hardwood <sup>1</sup>	O	A
Subflooring <sup>1</sup>	O	A
Party walls <sup>1</sup>	O	A
<b>GROUNDS</b>		
Grass, trees, shrubbery, flowers and landscaping on Common Area <sup>4</sup>	A	A
Grass, trees, shrubbery, flowers and landscaping on Lot <sup>3</sup>	O	A (Association maintains limited coverage, per Mark Snodden)
Ground maintenance, including grading, on Common Area <sup>5</sup>	A	A
Ground maintenance, including grading, on Lot <sup>6</sup>	O	N/A
Private roads, streets and drives, sidewalks, curbs, steps, and walkways on Common Area <sup>4</sup>	A	A
Drives, sidewalks, curbs, steps, and walkways on Lot <sup>3</sup>	O	O

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	MAINTENANCE	INSURANCE
Mail kiosk <sup>4</sup>	A	A
Playground <sup>4</sup>	A	A
Visitor parking areas, street signs, entry signs <sup>4</sup>	A	A
Retaining walls on rear yard property lines of Lots abutting the Union Pacific Railroad right-of-way <sup>2</sup>	A	A
Perimeter community fences <sup>2</sup>	A	A
Irrigation system on Common Area <sup>4</sup>	A	A
Irrigation system on Lot <sup>3</sup>	O	A
<b>OTHER</b>		
Any improvement or installation installed by Owner on a Lot, including satellite dishes, and not otherwise listed <sup>1</sup>	O	A
Common areas depicted on the plat or described in the Declaration and not otherwise listed <sup>4</sup>	A	A

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### NOTES

A. A UTILITY (OR OTHER OBJECT) IS "WITHIN A UNIT" WHEN SUCH UTILITY OR OBJECT ENTERS THE DRYWALL OF A PERIMETER WALL OR CEILING OF A UNIT OR WHEN SUCH UTILITY OR OBJECT PASSES THROUGH THE SUBFLOOR.

B. IF MAINTENANCE OR REPAIR (INCLUDING MOLD REMEDIATION) IS REQUIRED TO ANY COMPONENT NORMALLY MAINTAINED BY THE ASSOCIATION (INCLUDING MOLD REMEDIATION), WHICH RESULTS FROM THE NEGLIGENCE OR INTENTIONAL ACT OF AN OWNER, SUCH OWNER SHALL BE RESPONSIBLE FOR THE COST OF THE MAINTENANCE.

C. IF MAINTENANCE OR REPAIR (INCLUDING MOLD REMEDIATION) IS REQUIRED FOR ANY OWNER MAINTAINED COMPONENT, WHICH IS CAUSED BY ASSOCIATION NEGLIGENCE, THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE COST OF SUCH MAINTENANCE OR REPAIR.

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### ENDNOTES

1. Declaration, Article 1, Section 1.15; Article 6, Section 6.3; Article 9, Sections 9.2.2 and 9.2.3.
2. Declaration, Article 1, Section 1.15; Article 6, Section 6.3; Article 9, Section 9.2.2.
3. Declaration, Article 1, Section 1.15; Article 6, Sections 6.3 and 6.9; Article 9, Sections 9.2.2 and 9.2.3.
4. Declaration, Article 1, Section 1.8; Article 6, Section 6.1; Article 9, Section 9.2.1.
5. Declaration, Article 1, Section 1.8; Article 6, Section 6.1; Article 9, Section 9.4.1.
6. Declaration, Article 1, Section 1.15; Article 6, Sections 6.3 and 6.9; Article 9, Section 9.4.1.