

**ROSSMOOR PARK OWNERS ASSOCIATION**  
**Summary of Association/Owner**  
**Maintenance, Repair & Replacement Responsibility**

Component	OWNER Duty to Maintain	OWNER Duty to Repair	OWNER Duty to Replace	HOA Duty to Maintain	HOA Duty to Repair	HOA Duty to Replace
<b>1 Components of Unit/Interior</b>						
Air Conditioning and Heating Systems serving only one Unit [1]	✓	✓	✓			
Air Conditioning and Heating System Parts and Equipment [1]	✓	✓	✓			
Balconies - interior surfaces only, including waterproofing [1]	✓	✓	✓			
Balconies - structural and sub-surface components except surfaces [3]				✓	✓	✓
Balcony Railings [2,3]	✓				✓	✓
Beams [3]				✓	✓	✓
Bearing Walls [3]				✓	✓	✓
Ceilings - interior surfaces only [1]	✓	✓	✓			
Ceilings - beams and structural components [3]				✓	✓	✓
Conduits - except within the Unit [1,3]				✓	✓	✓
Dishwashers [1]	✓	✓	✓			
Disposals [1]	✓	✓	✓			
Door Frames [1,2]	✓	✓	✓			
Door Hardware [1,2]	✓	✓	✓			
Doorslips [1,2]	✓	✓	✓			
Downspouts, Gutters [3]				✓	✓	✓
Driveways [1,3]				✓	✓	✓
Ducts - except outlets within the Unit [1,3]				✓	✓	✓
Electrical wiring and components within Unit boundaries [1]	✓	✓	✓			
Exclusive Use Common Areas [2]	✓				✓	✓
Exterior Doors [1,2]	✓	✓	✓			
Floors - interior surface [1]	✓	✓	✓			

Component	OWNER Duty to Maintain	OWNER Duty to Repair	OWNER Duty to Replace	HOA Duty to Maintain	HOA Duty to Repair	HOA Duty to Replace
Floors - all structural and other components except interior surfaces [1,3]				✓	✓	✓
Flues - except outlets within the Unit [1,3]				✓	✓	✓
Foundations [3]				✓	✓	✓
Front Yard Landscaping [3]				✓	✓	✓
Furnishings [1]	✓	✓	✓			
Glass - Windows and doors, including interior and exterior cleaning [1,2]	✓	✓	✓			
Glass Doors, including door frames, screens, hardware and equipment	✓	✓	✓			
Interior Fixtures [1]	✓	✓	✓			
Interior Plumbing - outlets and fixtures within Unit [1]	✓	✓	✓			
Interior Plumbing - drainage and sewer pipes from Unit to connection with pipes serving other Units or Common Area [3]	Maintain in Open and Unobstructed Condition (CC&Rs Art. VI Sec. 2)			✓	✓	✓
Kitchen Appliances [1]	✓	✓	✓			
Lighting Fixtures [1]	✓	✓	✓			
Interior Non-Perimeter Doors and hardware [1]	✓	✓	✓			
Interior Non-Perimeter, Non-load bearing Walls [1]	✓	✓	✓			
Ovens [1]	✓	✓	✓			
Patio Additions and Improvements [1,2]	Only with prior approval from the Board or Architectural Control Committee					
Patio Landscaping [1]	Only with prior approval from the Board or Architectural Control Committee					
Patios - surfaces only, excluding fences and building walls [1]	✓	✓	✓			
Perimeter Walls - interior surfaces only [1]	✓	✓	✓			
Perimeter Unit Walls - all structural and other components except interior surfaces [3]				✓	✓	✓

Component	OWNER Duty to Maintain	OWNER Duty to Repair	OWNER Duty to Replace	HOA Duty to Maintain	HOA Duty to Repair	HOA Duty to Replace
Pipes/Plumbing - outlets located in unit only [1]	✓	✓	✓			
Ranges [1]	✓	✓	✓			
Refrigerators [1]	✓	✓	✓			
Roofs [3]				✓	✓	✓
Screens [1,2]	✓	✓	✓			
Slabs [3]				✓	✓	✓
Stoops [1,2]	✓				✓	✓
Telephone Wires - internal and external serving single unit [1,2]	✓	✓	✓			
Termite (and other wood destroying pest) damage to Unit [1]	✓	✓	✓			
Termite (and other wood destroying pest) damage outside Unit boundary [1]				✓	✓	✓
Unit [1]	✓	✓	✓			
Utility Installations - only within Unit boundaries [1]	✓	✓	✓			
Vertical Supports [1,3]				✓	✓	✓
Windows [1,2]	✓	✓	✓			
Window Frames and Equipment [1,2]	✓	✓	✓			
<b>II Exterior/Common Area Components [3]</b>						
Component	OWNER Duty to Maintain	OWNER Duty to Repair	OWNER Duty to Replace	HOA Duty to Maintain	HOA Duty to Repair	HOA Duty to Replace
Bearing Walls				✓	✓	✓
Carport Parking Areas Assigned to Unit [2]				✓	✓	✓
Common Area				✓	✓	✓
Common Recreational Facilities				✓	✓	✓
Common Area Landscaping				✓	✓	✓
Common Area Plumbing, Electrical, Heating, and Lighting				✓	✓	✓
Drainage Facilities and Easements				✓	✓	✓
Fences and Exterior Walls except owner-installed				✓	✓	✓
Gas Pipes - except outlets in units				✓	✓	✓
Guest Parking Areas				✓	✓	✓

Component	OWNER Duty to Maintain	OWNER Duty to Repair	OWNER Duty to Replace	HOA Duty to Maintain	HOA Duty to Repair	HOA Duty to Replace
Landscaping outside Unit boundaries (i.e., not in Rear Patio/Yard Area)				✓	✓	✓
Landscaping - Rear Patio/Yard Area	✓	✓	✓			
Paved Surfaces, including Driveways				✓	✓	✓
Pavements & Walks				✓	✓	✓
Private Sewer Lines, including Building sewer and waste water laterals up to Unit boundaries				✓	✓	✓
Roofs				✓	✓	✓
Sauna or Hot Tub				✓	✓	✓
Slabs				✓	✓	✓
Stairways (exterior)				✓	✓	✓
Storage Cabinets - including those adjacent to Carport Parking but excluding owner-installed cabinets [2]				✓	✓	✓
Swimming Pools				✓	✓	✓
Swimming Pool Area, Furniture, and Equipment				✓	✓	✓
Termites and other wood destroying pests - treatment and eradication program				✓	✓	✓
Walkways				✓	✓	✓

Windows - cleaning  
in B&D building  
hallways

✓      ✓      ✓