

South Coast Shores Homeowners Association

Maintenance Responsibility Checklist

PUD / 182 Lots

Maintenance Item	HOA	HO	Justification
Address Numbers	X		CC&Rs Article VII, Section 6(e)
Air Conditioner Unit		X	Civil Code Sect. 1364(a)
Air Conditioner Pad		X	Civil Code Sect. 1364(a)
Doorbell		X	CC&Rs Article VII, Section 6(e)
Domestic Water Gate Valve		X	Civil Code Sect. 1364(a)
Domestic Water Pipes (exterior)	X		CC&Rs Article VII, Section 6(c)
Electrical Service Panel		X	Civil Code Sect. 1364(a)
Exterior Doors (repair/replace)		X	CC&Rs Article VII, Section 6(e)
Exterior Door Frames (replace)		X	CC&Rs Article VII, Section 6(e)
Exterior Doors (paint)	X		CC&Rs Article VII, Section 6(e)
Garage Door (replace)		X	CC&Rs Article VII, Section 6(e)
Garage Door (paint)	X		CC&Rs Article VII, Section 6(e)
Gutters & Downspouts		X	CC&Rs Article VIII, Section 3
Hose bibs/Faucets/Spigots		X	Civil Code Sect. 1364(a)
Insects And Other Pests		X	Civil Code Sect. 1364(a)
Landscape (enclosed patio area)		X	CC&Rs Article VII, Section 6(e)
Landscape (external to patio)	X		CC&Rs Article VII, Section 6(e) See Note 1
Lighting (exterior)		X	CC&Rs Article VII, Section 6(e)
Mail Slots	X		CC&Rs Article VII, Section 6(e)
Paint (exterior)	X		CC&Rs Article VII, Section 6(e)
Party/Common Fence		X	CC&Rs Article XII
Patio Cover/Pergola		X	Civil Code Sect. 1364(a)
Patio Fence/Wall	See Note 2		CC&Rs Article VII, Section 6(e)

Maintenance Responsibility Checklist (continued)

Patio Gate	See Note 2		CC&Rs Article VII, Section 6(e)
Roofs (dwelling & garage)		X	Civil Code Section 1364(a) See Note 3
Sewer Pipes (exterior)	X		CC&Rs Article VII, Section 6c & 6d (past cleanout)
Sliding Glass Doors & Frames		X	CC&Rs Article VII, Section 6(e)
Siding and Trim (paint)	X		CC&Rs Article VII, Section 6(e)
Siding and Trim (replace)		X	Civil Code Section 1364(a)
Stucco Repair/Paint	X		CC&Rs Article VII, Section 6(e)
Termites		X	Civil Code Section 1364(b)(2)
Thresholds		X	Civil Code Section 1364(a)
Television/Radio Reception Devices		X	Civil Code Section 1364(a)
Walkways on Lots		X	CC&Rs Article VII, Section 6(e)
Water Heater		X	Civil Code Section 1364(a)
Windows (glass/frame)		X	CC&Rs Article VII, Section 6(e)
Window Screen		X	Civil Code Section 1364(a)

Note 1: Responsibility for landscaping on the lot (exterior to the enclosed patio) may be transferred from the HOA to the homeowner if application is made to and accepted by the Board of Directors.

Note 2: If the patio fences and gates are consistent with the fences and gates originally installed by the developer on any given lot, the maintenance and replacement of the fences is the responsibility of the HOA. If the patio fences and gates have been substantially modified e. g., by installation of block walls or metal fencing, the maintenance and replacement of the modified fences is the responsibility of the homeowner.

Note 3: In 1993, the CC&Rs were modified by a vote of the membership to transfer the responsibility for maintenance of the roofs on the unit from the HOA to the homeowner.