








Laing's First Edition Ontario Center HOA

MAINTENANCE RESPONSIBILITY CHART

Maintenance Component *	Association**	Owner**	Photos
Address Sign -- Unit	✓		
Address Sign – Condominium building	✓		
Air Conditioner (unit & lines)		✓	
Air Conditioner (concrete pad)	✓		
Appliances (built-in & freestanding and all accessories and parts)		✓	
Bearing Walls	✓		
Cabinets		✓	



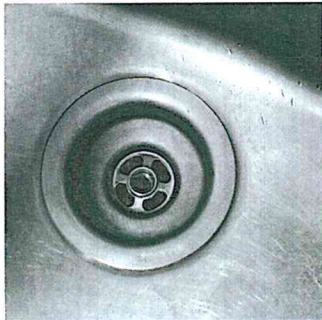

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Maintenance Component *	Association**	Owner**	Photos
Ceilings		✓	
Chimneys (exterior structure)	✓		
Chimneys (components serving one Unit, including firebox)		✓	
Doorbell/Intercom (components/button switch)		✓	
Doors – Front Entry (including painting, components and hardware, such as frames, bolts, locks, etc.)		✓	
Doors – Interior/ to Garage (including, components and hardware, such as frames, tracks, etc.)		✓	

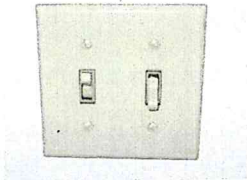




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Maintenance Component *	Association**	Owner**	Photos
Doors – Patio/Terrace (including components and hardware, such as frames, bolts, locks, etc.)		✓	
Drainage, Downspouts, Gutters	✓		
Drains (interior tubs, showers, sinks, etc.)		✓	
Dryer Vents		✓	



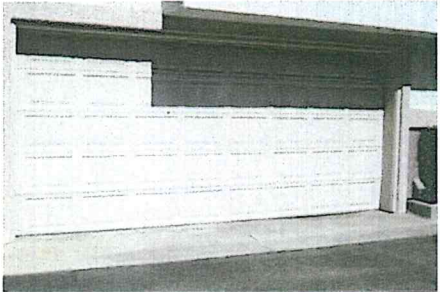
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Maintenance Component *	Association**	Owner**	Photos
Electrical Outlets & Switches (controlled within Unit/garage)		✓	
Electrical Outlets & Switches (not controlled within Unit/garage)	✓		
Exterior Building Surfaces (stucco/sliding)	✓		
Fencing (Common Area)	✓		
Fire Extinguishers (exterior)	✓		
Floor Covering (within Unit)		✓	





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Maintenance Component *	Association**	Owner**	Photos
Foundation	✓		
Front Entry (wood and stucco Improvements)	✓ (Structural Repairs)	✓ (Maintain in neat, clean and safe condition)	
Front Entry Slabs	✓ (Structural Repairs)	✓ (Maintain in neat, clean and safe condition)	
Garage – Exterior (surfaces, structural repairs, including doors)	✓		




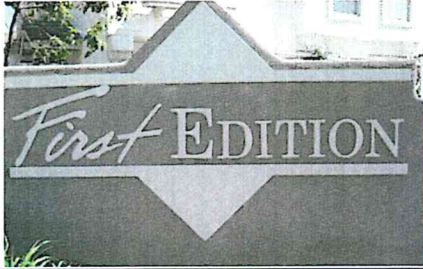
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Maintenance Component *	Association**	Owner**	Photos
Garage – Interior (maintenance and repair, including opener, springs, rollers, molding, weather stripping, etc.)		✓	
Hot Water Heater		✓	
Irrigation (Common Areas including sprinklers and drains)	✓		
Landscaping (Common Areas)	✓		
Lighting Fixtures – Exterior (controlled within Unit or garage)		✓	




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Lighting Fixtures – Exterior (not controlled within Unit or garage)	✓		
Lighting – Interior (within units)		✓	
Mailboxes Clusters	✓		
Mailbox Keys and Locks		✓	
Monument Sign	✓		
Paint – Interior		✓	


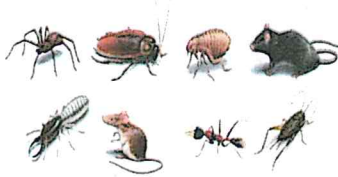


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MAINTENANCE RESPONSIBILITY CHART

Maintenance Component *	Association**	Owner**	Photos
Patio Area (structural repairs, stucco and wood structures, incl. painting,)	✓		
Patio Area (railing enclosing area)	✓		
Patio Area (keep in a neat, clean, safe, attractive condition, incl. resurfacing of flooring with Association approved sealant)		✓	
Patio Area (Owner Improvements, furniture, awnings, screens, landscaping, irrigation, etc. located therein)		✓	
Patio Area (maintenance of interior surface of enclosed walls)		✓	
Pet Waste		✓	
Plumbing (fixtures & components within Units)		✓	



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Maintenance Component *	Association**	Owner**	Photos
Plumbing (components under common slab, inside common walls, ceilings, serving more than one Unit)	✓		
Plumbing (component serving only one Unit but located outside the Unit's boundaries)		✓	
Pool & Spa Areas	✓		
Rodents, Insects, and Pests (within Units/patio/terrace)		✓	
Roofing	✓		
Satellite Dishes (including wires and components)		✓	




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Maintenance Component *	Association**	Owner**	Photos
Sewer – Lines & Components (located outside Unit boundaries)	√		
Showers & Drains (components within units)		√	
Sinks – Kitchen, Bathrooms (within Units)		√	
Sky Lights	√ (exterior cover)	√ (interior cover)	
Slab and Footings	√		
Slab Leak (sewer line)	√		
Slab Leak (non-sewer line serving single Unit)		√	
Slab leak (non-sewer line serving multiple Units)	√		



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Smoke Detectors (within units)		✓	
Stairs – Interior		✓	
Streets, Parking Areas, Concrete, and Walkways	✓		
Streets, Parking Areas, Concrete, and Walkways (maintain free of oil stains, automobile waste, discharge, debris, etc.)		✓	
Termites and Wood Destroying Organisms (Common Area/ Patio/Terrace)	✓		
Termites and Wood Destroying Organisms (Unit)		✓	
Terrace Area (structural repairs incl. painting, stucco and wood structures)	✓		
Terrace Area (railings enclosing area)	✓		
Terrace Area (keep in a neat, clean, safe, attractive condition, incl. resurfacing of		✓	




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terrace flooring with Association approved sealant)			
Terrace Area (Improvements, furniture, awnings, screens, landscaping, irrigation, etc. located therein)		✓	
Terrace Area (maintenance of interior surface of walls, fencing)		✓	
Toilets and Tubs (components within Units)		✓	
Trash Receptacles (Common Areas)	✓		
Unit		✓	
Utility Doors	✓		

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Maintenance Component *	Association**	Owner**	Photos
Walls (Common Area)	✓		
Water Valves (exclusively servicing 1 unit)		✓	
Windows (frames, glass, screens, leaks, etc.)		✓	
Window (railing enclosures)	✓		

* Maintenance obligations shall include repair and replacement, including painting, if applicable, unless stated otherwise. Any component modified or installed by Owner will be the responsibility of the Owner. Please note that Owners must receive approval by the Association's Architectural Control Committee for any modification to Improvements or components as required under Article XI of the CC&Rs.

** Nothing herein affects or limits the right of the Association to seek recovery of Association expenditures required as a result of neglect, abuse, willful or negligent acts or omission by any Owner, his/her family, tenants or guests.