

**STREAM HOUSE COMMUNITY ASSOCIATION
MAINTENANCE AND REPAIR RESPONSIBILITY MATRIX**

The following Maintenance and Repair Responsibility Matrix provides a general summary of the maintenance and repair responsibilities of the Association and the Owners with respect to identified components or areas, based upon the Association’s Declaration of Covenants, Conditions and Restrictions (the “CC&Rs”) and the California Civil Code. This Matrix is not intended to be an exhaustive list of all Association or Owner maintenance obligations; it is intended to supplement relevant provisions of the CC&Rs. Designation of a component or item as the Owner’s responsibility to maintain, repair and/or replace does not authorize an Owner to perform work or make Improvements for which Architectural Committee / Association approval and/or a building, plumbing, electrical or other governmental permit is otherwise required without first obtaining such approval and/or permit. Terms beginning with an initial capital letter (for example, Common Area, Unit) have the same definitions as given in Article I of the CC&Rs.

Except as otherwise specifically provided in the CC&Rs or by applicable law, the Association is generally responsible for maintaining, repairing and replacing Common Area components, and Owners are generally responsible for maintaining, repairing, and replacing their Units and the plumbing, electrical, air conditioning, cable TV, utilities and heating systems which serve the Owner’s Unit. However, if an Owner or Owner's invitees causes damage to any areas which are otherwise the obligation of the Association to maintain, the Owner is responsible for reimbursing the Association for all costs of repairing such damage and the Association may levy a Reimbursement Assessment to obtain reimbursement if the costs are not paid voluntarily. (See CC&Rs, § 8.18).

Although the Association carries a “blanket” property insurance policy for the condominium project, homeowners are responsible for buying their own property insurance to cover their own needs. Please provide a copy of Article XII, and particularly §§ 12.09 and 12.10 of the CC&Rs to your insurance agent. The association's policies of insurance may not cover your property, including personal property or real property improvements to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. The Association’s insurance also does not cover hotel expenses or “loss of use” or “loss of rent” expenses should it become necessary to temporarily move out of a Unit for repairs. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies under the Association’s insurance policy (See CC&Rs, § 8.18), and that deductible may be covered under your individual policy. Association members should consult with their individual insurance broker or agent for appropriate additional coverage.

Item	Owner	HOA	Authority/Notes/Comments
<i>UNIT INTERIOR</i>			
Appliances, whether built-in or free-standing	X		CC&Rs, § 8.22(b)
Atrium Window Glass	X		CC&Rs, § 8.22(a)
Cabinets	X		CC&Rs, § 8.22(c)
Clothes Dryer Vent (keeping free of debris)	X		CC&Rs, § 8.22(c)
Doorbells	X		CC&Rs, § 8.22(b)(c)
Wall and ceiling paint, paper, tile, etc.	X		CC&Rs, § 8.22(c)
Baseboards and door/window molding and trim	X		CC&Rs, § 8.22(c)

Item	Owner	HOA	Authority/Notes/Comments
Floor Coverings	X		CC&Rs, § 8.22(c)
Subflooring Repair		X	CC&Rs, § 9.01
Slabs		X	CC&Rs, § 9.01
Lighting Fixtures – Interior	X		CC&Rs, § 8.22(b)(c)
Interior doors and hardware	X		CC&Rs, § 8.22(c)
Garage Door Repair/Replacement and Garage Door Opening System, hinges, springs and other parts of the door mechanism	X		CC&Rs, § 8.22(d)
Garage Door Exterior Surface Painting		X	CC&Rs, § 8.22(d)
Unit Front Entry Doors – Exterior Painting		X	CC&Rs, § 9.01
Unit Front Entry Door- Repair or Replacement		X	CC&Rs, §9.01
Sliding Glass Doors, frames, tracks, and exterior screens	X		CC&Rs, §8.22(a)
Windows enclosing Unit – repair and replacement of glass, frames, tracks, and screens	X		CC&Rs, §8.22(a)
Bathtubs, shower stalls, sinks, and toilets	X		CC&Rs, § 8.22(c)
Faucets, fixtures, garbage disposal, built-in appliances etc.	X		CC&Rs, § 8.22(c)
Fireplace and firebox, including cleaning, sweeping of chimney	X		CC&Rs, § 8.22(c)
Hot Water Heater	X		CC&Rs, § 8.22(b)(c)
Furnace / Heaters	X		CC&Rs, § 8.22(b)(c)
Ducts		X	CC&Rs, § 9.01
Smoke Detectors	X		CC&Rs, § 8.22(b)(c)
<i>EXTERIOR</i>			
Building Exteriors		X	CC&Rs, § 9.01
Drainage system serving or within Common Area or Association Maintenance Area		X	CC&Rs, § 9.01
Drains within Patio or Balcony – Maintain free of debris and any other material which may impede the flow of water	X		CC&Rs, § 8.22(c), Civil Code 4775(a)
Irrigation / Sprinkler System serving Common Area or Maintenance Association Area		X	CC&Rs, § 9.01
Irrigation / Sprinkler System within Patio area	X		CC&Rs, § 8.22(c), Civil Code 4775(a)
Patios/Balcony (keep clean and free of debris)	X		CC&Rs, § 8.22(c), Civil Code 4775(a)
Patios/Balcony (Floor Surfaces)	X		CC&Rs, §8.22(c)
Lighting fixtures within Patio/Balcony on switches controlled by Owner	X		CC&Rs, § 8.22(b)
Landscaping in Common Area and on Association Maintenance Area		X	CC&Rs, § 9.01
Landscaping in Patio	X		CC&Rs, § 8.22(c)
Pet Waste – clean-up	X		CC&Rs § 8.10
Rain gutters and downspouts (cleaning and repair/replacement)		X	CC&Rs, § 9.01
Roofs		X	CC&Rs, § 9.01
Sidewalks		X	CC&Rs, § 9.01

Item	Owner	HOA	Authority/Notes/Comments
Skylights		X	CC&Rs, § 9.01
Storage Area, including outlets of all utility installations therein	X		CC&Rs, §8.22(c)
PEST CONTROL			
Ants and other insects – within Unit interior or within Patio or Balcony	X		CC&Rs, §8.22(c)
Ants and other insects – exterior (on Common Areas)		X	CC&Rs, § 9.01
Birds/Nests on building exterior		X	CC&Rs, § 9.01
Bee/Wasp Hives – exterior or within perimeter walls		X	CC&Rs, § 9.01
Rodents within Unit	X		CC&Rs, §8.22(c)
Rodents – exterior or within perimeter walls		X	CC&Rs, § 9.01
Exterior Termites		X	CC&Rs, § 9.01
Repair of termite damage to structure		X	CC&Rs, § 9.01
Repair of termite damage to Unit interior and cabinets, furniture, etc., within Unit	X		CC&Rs, §8.22(c)
Relocation costs due to termite treatment or repair	X		Civil Code § 4775(c)
UTILITIES/WIRING/PLUMBING			
Plumbing systems servicing the Unit and located within or underneath the outside perimeter of the exterior bearing walls of the Unit, or within or under the floor or ceiling of the Unit	X		CC&Rs, § 8.22(b)
Electrical systems servicing the Unit and located within or underneath the outside perimeter of the exterior bearing walls of the Unit, or within or under the floor or ceiling of the Unit	X		CC&Rs, § 8.22(b)
Air conditioning systems servicing the Unit and located within or underneath the outside perimeter of the exterior bearing walls of the Unit, or within or under the floor or ceiling of the Unit	X		CC&Rs, § 8.22(b)
Cable TV and telephone systems servicing the Unit and located within or underneath the outside perimeter of the exterior bearing walls of the Unit, or within or under the floor or ceiling of the Unit	X		CC&Rs, § 8.22(b)
Heating systems servicing the Unit and located within or underneath the outside perimeter of the exterior bearing walls of the Unit, or within or under the floor or ceiling of the Unit	X		CC&Rs, § 8.22(b)
Other utilities (e.g., gas, sewer, telephone) servicing the Unit and located within or underneath the outside perimeter of the exterior bearing walls of the Unit, or within or under the floor or ceiling of the Unit	X		CC&Rs, § 8.22(b)