

RAMS HILL PATIO HOMES ONE ASSOCIATION (Santa Rosa)

MAINTENANCE RESPONSIBILITY CHECKLIST

IMPROVEMENT

MAINTENANCE OBLIGATION AND RESPONSIBLE PARTY

1.0	INTERIOR	Full Maintenance Responsibility ¹	Maintain in Clean/Attractive Condition	Repair	Replace	Paint
1.1	Appliances	O				
1.2	Carpeting	O				
1.3	Caulking – bathrooms, kitchens	O				
1.4	Doorbell - components	O				
1.5	Doors – glass	O				
1.6	Fireplaces – firebox	O				
1.7	Fireplaces – mantle	O				
1.8	Floor coverings	O				
1.9	Garbage disposal	O				
1.10	Hot water recirculating systems and pumps	O				
1.11	Lighting fixtures	O				
1.12	Painted surfaces	O				
1.13	Wallpaper and paneling	O				
1.14	Window glass	O				
1.15	Window flashing and waterproofing	O				
1.16	Window frames	O				
1.17	Window hardware	O				
2.0	EXTERIOR					
2.1	Air conditioning system	O				
2.2	Antennas or satellite dishes	O				
2.3	Building surfaces	A				

¹ Full Maintenance Responsibility includes maintaining, cleaning, repairing, replacing, and painting, where applicable.

O=Owner

A=Association

BWD=Borrego Water District

ESL=Exclusively serving one Lot

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	EXTERIOR (Cont'd.)	Full Maintenance Responsibility	Maintain in Clean/ Attractive Condition	Repair	Replace	Paint
2.4	Caulking	A				
2.5	Chimneys	O				
2.6	Chimneys – sweep	O				
2.7	Doors – entry- flashing/waterproofing	O				
2.8	Doors – entry – frame	O				
2.9	Doors – entry- locks and hardware	O				
2.10	Doors – entry	O				
2.11	Doors – screen	O				
2.12	Doors – sliding	O				
2.13	Doors – security	O				
2.14	Driveways	O				
2.15	Dryer Vents/Exhaust – cleaning	O				
2.16	Dryer Vents/Exhaust – repair	O				
2.17	Faucets, handles, washers – ESL	O				
2.18	Fences – common area	A				
2.19	Fences – Lot	O ²				
2.20	Fireplace – exterior stone/bricks	O				
2.21	Heating system	O				
2.22	Lighting fixtures	O				
2.23	Roofs, gutters, and downspouts	A				
2.24	Screens – windows and doors	O				
2.25	Skylights – flashing and waterproofing	O				

² See CC&Rs section 4.3; Owners share the cost of maintaining fences located on the Lot line.

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	EXTERIOR (Cont'd.)	Full Maintenance Responsibility	Maintain in Clean/ Attractive Condition	Repair	Replace	Paint
2.26	Skylights – frame and glass	O				
2.27	Stucco		O	A	O	A
2.28	Trim – wood		O	A	O	A
3.0	PATIOS/BALCONIES/GARAGES					
3.1	Doors – garage – electric openers and remote controls	O				
3.2	Doors – garage – locks and hardware	O				
3.3	Doors – garage	O				
3.4	Drains	O				
3.5	Balconies	O				
3.6	Patio covers		O	A	O	A
3.7	Patio sliding doors – glass	O				
3.8	Patio sliding doors – flashing and waterproofing	O				
3.9	Patio sliding doors – frames and tracks	O				
3.10	Patio sliding doors – hardware	O				
4.0	UTILITIES/WIRING/PLUMBING					
4.1	Cable TV wiring	O				
4.2	Drains – bathtubs/showers/sinks	O				
4.3	Electrical panel/circuit breakers	O				
4.4	Electrical switches, sockets, wall plates	O				
4.5	Electrical wiring	O				
4.6	Plumbing fixtures – toilets/tubs/sinks/faucets/etc.	O				
4.7	Plumbing lines – interior	O				

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	UTILITIES/WIRING/ PLUMBING (Cont'd)	Full Maintenance Responsibility	Maintain in Clean/ Attractive Condition	Repair	Replace	Paint
4.8	Sewer lines – within Lot	O				
4.9	Sewer lines – lateral to main	BWD				
4.10	Telephone wiring	O				
4.11	Water heater(s)	O				
4.12	Water lines –meter to Residence interior	O				
4.13	Water lines – meter to street	BWD				
4.14	Water softeners	O				
5.0	YARD AREAS					
5.1	Drainage systems, ditches, catch basins	O				
5.2	Drains – yard/planters	O				
5.3	Landscaping – back or side yards	O ³				
5.4	Landscaping – entry ways	A ³				
5.5	Landscaping – front yard	A ³				
6.0	COMMON AREAS					
6.1	Common area improvements	A				
6.2	Concrete/asphalt surfaces	A				
6.3	Landscaping – common area	A				
6.4	Lighting fixtures	A				
6.5	Pool	A				
6.6	Private streets and/or common driveways	A				
6.7	Pump and filter room	A				
6.8	Sewer lines – common area – below ground	A				

³ See section 6.7.5 for more specifics on division of landscape responsibility on Lots

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	COMMON AREAS (Cont'd.)	Full Maintenance Responsibility	Maintain in Clean/ Attractive Condition	Repair	Replace	Paint
6.9	Sidewalks	A				
6.10	Spa	A				
6.11	Recreation center	A				
6.12	Tennis courts	A				
7.0	PEST CONTROL					
7.1	Spraying for household pests (ants/fleas/etc.)	O				
7.2	Spraying for landscaping pests (exclusive use area)	O				
7.3	Termite eradication and repair of damage occasioned by wood- destroying pests or organisms	O				

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