

**INDIAN HILL TOWNHOMES ASSOCIATION
MAINTENANCE RESPONSIBILITY CHECKLIST**

Maintenance Responsibility Checklist is Pursuant to California Civil Code Section 1364 (and Relevant CC&R Sections Identified Below)

Indian Hill Townhomes Association is a Planned Unit Development: Total No. of Units = 66

The following Maintenance Responsibility applies to existing conditions and does not preclude the requirement for architectural approval prior to any proposed modification of the "Dwelling Units" as defined in Article I, Section 1.27 of the CC&R's.

#	MAINTENANCE ITEM	HOA	HO	NOTES	CC&R SECTION
1	Address Lights-Garage		X	May be replaced with Association approval	Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
2	Address Numbers		X	May be replaced with Association approval	Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
3	Air Conditioner Unit		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
4	Air Conditioner Pad		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
5	Ants (Exterior)		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
6	Ants (Interior)		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
7	Bees/Wasps/Hives (Exterior)	X			Article I, Section 1.09, Article X, Sections 10.01, 10.02
8	Chimney Cleaning		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
9	Circuit Breakers		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
10	Doorbell		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
11	Driveways	X			Article I, Sections 1.09; Article X, Sections 10.01, 10.02
12	Dryer Vent Cleaning		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
13	Electrical Wiring (Interior)		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
14	Fence/Front (Interior face of the fence)		X	The Association and the Homeowners shall equally share in the periodic replacement and/or repair of that portion of the front yard fence that is adjacent to the Common area. However, if it is determined that either the Association or the homeowner has caused the need for the replacement and/or repair, that party causing the need for the replacement and/or repair shall be responsible for the total cost of the replacement and/or repair.	Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02

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15	Fence/Side (Party Wall, Interior Face)		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
16	Fence/Rear (Exterior face of the fence surrounding yard areas of the lot)	X			Article I, Sections 1.09; Article X, Sections 10.01, 10.02
17	Fence (Perimeter fence around the project)	X			Article I, Section 1.09; Article X, Sections 10.01, 10.02
18	Fireplace		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
19	Fireplace Chimneys		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
20	French Doors		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
21	Front Door (Repair/Replace)		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
22	Front Door (Paint)	X			Article I, Section 1.09; Article X, Sections 10.01, 10.02
23	Garage Door (Repair/Replace)		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
24	Garage Door (Paint)	X			Article I, Sections 1.09; Article X, Sections 10.01, 10.02
25	Garage Door (Hardware/Springs)		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
26	Garage Door (Opener)		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
27	Gas Pipes		X	If within the boundaries of a Homeowner's foundation.	Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
28	Gates (Entry Gates)	X			Article I, Section 1.09; Article X, Sections 10.01, 10.02
29	Gates (yard gates to individual units)		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
30	Gate Latches (Entry Gates)	X			Article I, Section 1.09, Article X, Sections 10.01, 10.02
31	Gate Latches (yard gates to individual units)		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
32	Hose bib/Faucet/Spigot		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
33	Landscape Front Entry (Not in Court Yard Area; See Exhibit "C" of the CC&R's)		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
34	Landscape (Enclosed Patio Area or Rear Yard)		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
35	Landscape (Not Referenced above)	X			Article I, Section 1.09; Article X, Sections 10.01, 10.02
36	Landscape Drains (Enclosed Patio Area)		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
37	Lights (Porch fixture)		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02

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38	Lights (Porch bulb)		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
39	Lights (Building)	X			Article I, Section 1.09; Article X, Sections 10.01, 10.02
40	Lights Poles (Common Areas)	X			Article I, Section 1.09; Article X, Sections 10.01, 10.02
41	Mailbox (Repair/Replace)	X			Article I, Section 1.09; Article X, Sections 10.01, 10.02
42	Mailbox (lock & key)	N/A	N/A	Post Office	N/A
43	Paint Exterior	X			Article I, Section 1.09; Article X, Sections 10.01, 10.02
44	Patio Cover Not Builder Installed		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
45	Pigeons/Birds/Etc.	X			Article I, Section 1.09; Article X, Sections 10.01, 10.02
46	Plumbing (stoppage)		X	If within the boundaries of a Homeowner's foundation.	Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
47	Plumbing (main line)		X	If within the boundaries of a Homeowner's foundation.	Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
48	Plumbing (gate valves)		X	If within the boundaries of a Homeowner's foundation.	Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
49	Plumbing (Pressure Regulator)		X	If within the boundaries of a Homeowner's foundation.	Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
50	Plumbing (slab leak)		X	If within the boundaries of a Homeowner's foundation.	Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
51	Plumbing (Shut-off Valves)		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
52	Plumbing (wall pipes)		X	If within the boundaries of a Homeowner's foundation.	Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
53	Rain gutters (Not Builder Installed)		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
54	Rats/Rodents (Interior)		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
55	Rats/Rodents (Exterior)	X			Article I, Section 1.09; Article X, Sections 10.01, 10.02
56	Roof Repairs	X			Article I, Section 1.09; Article X, Sections 10.01, 10.02
57	Skylights	X			Article I, Section 1.09; Article X, Sections 10.01, 10.02
58	Stucco Repair (Exterior)	X			Article I, Section 1.09; Article X, Sections 10.01, 10.02

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59	Termite Inspections and Preventative Programs	X	X	If determined to be economically feasible by the Board, the Association may fund periodic inspections for Termites in the exterior of the Buildings.	Article I, Section 1.09, 1.27, 1.33; Article X, Sections 10.01, 10.02
60	Termites (attic)		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
61	Termites (garage)		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
62	Termites (interior)		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
63	Termites (Exterior Building)	X			Article I, Section 1.09; Article X, Sections 10.01, 10.02
64	Thresholds		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
65	T.V. Reception		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
66	Utility Doors	X			Article I, Section 1.09; Article X, Sections 10.01, 10.02
67	Water Heater		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
68	Weather-stripping		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
69	Window Boxes (Builder Installed)	X			Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
70	Window Glass		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
71	Window Frame		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
72	Window Screens		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
UTILITIES					
73	Cable		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
74	Electricity		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
75	Electricity (Common Areas)	X			Article I, Section 1.09; Article X, Sections 10.01, 10.02
76	Gas		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
77	Refuse	X			Article I, Section 1.09; Article X, Sections 10.01, 10.02
78	Satellite Dish		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
79	Water		X		Article I, Sections 1.27, 1.33; Article X, Sections 10.01, 10.02
80	Water (Common Areas)	X			Article I, Section 1.09; Article X, Sections 10.01, 10.02