

**Allocation of Maintenance Responsibility Between the  
Individual Homeowner and Summer Place Homeowners Association  
Checklist for Summer Place Homeowners Association**

	HO	ASSN	COMMENTS	Article/ Section
Glass Surfaces	X			CC&R's §6.06(f) Bylaws Article IX. §2(b)
Dwelling Repairs (excluding painting and roofs) including stucco	X			CC&R's §8.01; §6.06 (d) and (e) Bylaws Article IX, §2(a)
Garage (excluding painting and roofs)	X			CC&R's §8.01; §6.06 (d) and (e) Bylaws Article IX. §2(a)
Landscaping & maintenance of any private patio areas	X			CC&R's §8.01; §6.06(f)
Party Walls	X			CC&Rs §10.02
Maintenance, gardening, utilities, materials and supplies and services relating to the common area and/or facility		X		CC&Rs §6.06(a) Bylaws Article VI, §13(f).
Maintenance of shrubs, grass, trees walks and other exterior improvements		X		CC&Rs §6.06(e)
Gutters/Downspouts paint only		X		CC&Rs §6.06(e)
Gutters/Downspouts maintain, repair and replace	X			CC&R's §8.01; Bylaws Article IX. §2(b)
Driveway, maintenance of driveway		X		CC&Rs §6.06 (b), (f)
Driveway, repair or replacement of all or a portion of driveway		X		CC&R's §6.06; Bylaws Article IX. §2(a)
Main Sewer Line, repair, replace or maintain	X			CC&R's §6.06; Bylaws Article IX. §2(a)
Hose Bibs	X			CC&R's §8.01; Bylaws Article IX. §2
Shut Off Valve	X			CC&R's §8.01; Bylaws Article IX. §2
Decks (second story surface)	X			CC&Rs §6.06(d) (c) (b) CC&R's §8.01
Maintenance and repair work within the own Residential Lot which would affect the property or other lots	X			Bylaws Article IX §2(a)

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	HO	ASSN	Comments	Article/Section
Internal installation of Residential Lot i.e. electrical wiring, water, light, (including exterior light), gas, power, sewage, telephone, sanitary installation, doors, windows, lamps and other accessories belonging to the Residential Lot Area. (Note: HOA paints exterior of window and doors per CC&Rs §6.06(e) and 8.01	X			Bylaws Article IX. §2(b)
Shutters, awnings, window boxes, doorstops, stoops, porches, balconies, exterior doors, door frames and hardware, screens and windows of separate interest, i.e. Exclusive Use Common Area.	X			Civil Code §1351 (i) (1)
Common Area and all improvements thereon including furnishings and equipment related thereto		X		CC&R's §5.01; §6.06(a); Bylaws Article VI, §14(g)
Areas of the Residential Lots not occupied by the dwelling thereon except for private patios.		X		CC&R's §6.06(b) and (f); §8.01
Private Patios	X			CC&R's §6.06(b) §8.01
Operation of recreational equipment and facilities located within the Common Area		X		CC&R's §6.06(a) and (c); §8.01
Roofs of dwellings and garages situated on Residential Lots		X		CC&R's §6.06(d); §8.01
Repainting of exterior surfaces (including stucco) of dwellings, garages and fencing on Residential Lots and Common Area		X		CC&R's §6.06(e); §8.01; Bylaws Article VI, § 14(h)