

**NIGUEL POINTE HOMEOWNERS ASSOCIATION**

**MAINTENANCE MATRIX**

<b>COMPONENT</b>	<b>OWNERS</b>		<b>ASSOCIATION</b>		<b>AUTHORITY</b>
	Maintain/Repair	Replace	Maintain/Repair	Replace	
Address I.D. Signs			X	X	CC&R's , Sections 1.17 and 2.07
Air Conditioning Pads	X	X			CC&R's Section 2.09
Air Conditioning Unit	X	X			CC&R's Section 2.09
Bearing Walls, Party Walls, Utility Walls and Interior Walls of Building Structure	(Owner paints, maintains and cleans surfaces)		X	X	CC&R's Sections 1.15 and 2.07
Circuit Breakers	X	X			CC&R's Sections 1.15, 2.09
Clustered Mailboxes			X	X	CC&R's Section 1.17 and 2.07
Common Area Irrigation/Drainage			X	X	CC&R's Sections 1.15 and 2.07
Decks	(Owner cleans)		X	X	CC&R's Sections 1.15, 1.16, 2.07, 2.09
Driveways and Parking Areas			X	X	CC&R's Sections 1.15 and 2.07
Ducts Chutes and Conduits			X	X	CC&R's Sections 1.15 and 2.07
Electrical Wiring	(Owner maintains, repairs, replaces all outlets and fixtures at Unit)		X	X	CC&R's Sections 1.15 and 2.07
Fences/Walls Around Patios (Except Perimeter Walls)	(Owner paints sides facing Owner's patio)		X	X	CC&R's Sections 1.15 and 2.07

<b>COMPONENT</b>	<b>OWNERS</b>		<b>ASSOCIATION</b>		<b>AUTHORITY</b>
	<b>Maintain/Repair</b>	<b>Replace</b>	<b>Maintain/Repair</b>	<b>Replace</b>	
Floors and Ceilings (Structural)			X	X	CC&R's Sections 1.15, 1.50 and 2.07
Foundation and Building Slab			X	X	CC&R's Sections 1.15, 2.07
Flooring, Floor Coverings and Wall Coverings	X	X			CC&R's Sections 1.50 and 2.09
Front Entry Doors , including Door frame	X	X			CC&R's Section 2.09
Garage Doors and All Hardware	X	X			CC&R's Section 2.09
Gas, Water and Waste Pipes	(Owner maintains, repairs, replaces all outlets and fixtures in Unit)		X	X	CC&R's Sections 1.15 and 2.07
Heaters/Cooling Equipment (furnace/AC)	X	X			CC&R's Section 2.09
Hot Water Heater	X	X			CC&R's Section 2.09
Interior Doors	X	X			CC&R's Section 1.15, 1.50, 2.07
Landscaping in Common Area			X	X	CC&R's Sections 1.15 and 2.07
Landscaping in Patio Areas	X	X			CC&R's Section 2.09
Perimeter Walls	(Owner paints surfaces facing Owner's patio)		X  Master Association (But Niguel Pointe paints surfaces facing its Common Area)	X  Master Association	CC&R's Section 2.09

<b>COMPONENT</b>	<b>OWNERS</b>		<b>ASSOCIATION</b>		<b>AUTHORITY</b>
	<b>Maintain/Repair</b>	<b>Replace</b>	<b>Maintain/Repair</b>	<b>Replace</b>	
Patio (but not improvements installed by owner on patio, such as slabs, etc - which are owner responsibility)	(Owner cleans)		X	X	CC&R's Sections 2.07 and 2.09
Plumbing Fixtures and Outlets in Unit	X	X			CC&R's Sections 1.15, 1.50 and 2.09
Pool/Pool Area/Pool Furniture			X	X	CC&R's Section 2.09
Private Streets			X	X	CC&R's Sections 1.15, 2.07 and 2.09
Private Storm Drains/Common Area Sewer Lines			X	X	CC&R's Sections 1.15 and 2.07
Roof			X	X	CC&R's Sections 1.15 and 2.07
Sliding Glass Doors, Screen Doors, including weatherproofing, sheathing, locks	X	X			CC&R's Section 2.09
Slopes			X Master Association	X Master Association	Master CC&R's Section 5.01(b)
Telephone Wiring	X which exclusively serve that unit	X			CC&R's Sections 1.50 and 2.09.
Tennis Courts			X	X	CC&R's Section 2.09
Termite Eradication (Common Area and inside Unit)			X (if economically feasible)	X	CC&R's Section 2.07
Walkways and Common Stairs			X	X	CC&R's Sections 1.15 and 2.07

<b>COMPONENT</b>	<b>OWNERS</b>		<b>ASSOCIATION</b>		<b>AUTHORITY</b>
	<b>Maintain/Repair</b>	<b>Replace</b>	<b>Maintain/Repair</b>	<b>Replace</b>	
Windows: glass, frame, weather stripping, caulking	X	X			CC&R's Section 2.09