

**MAINTENANCE, REPAIR, REPLACEMENT,  
RESPONSIBILITIES FOR  
CANYON VIEW HOMEOWNERS ASSOCIATION, INC.**

October 1, 2015

A = Canyon View Homeowners Association, Inc.

O = Owner

This chart describes the maintenance and insurance obligations between Canyon View Homeowners Association, Inc. and the Owners within the Association.

The term “maintenance” as used below shall include the maintenance, repair and replacement of that component unless otherwise stated.

This document is intended to be supplement and clarify the Declaration. However, the Declaration has important additional language regarding insurance (Article VI) (including Owner Insurance, Section VI(8) and Insurance Deductibles, Section VI(4), Damage and Destruction (Article VII), and Owner’s Negligence (Article VIII(4)).

**Maintenance Matrix**

<b>Building Exterior</b>	<b>Maintenance</b>
Exterior Building Surfaces	A
Foundation Walls, Building Foundation	O
Roofs	A
Gutters & Downspouts	A
Window Wells	O
Exterior Paint – Walls, fascia, window and door trim	A
Exterior Paint – Front Door	A
Exterior Paint – Back Door	A
Glass Surfaces of Window and Doors	O
Structural Components of Window and Doors	O
Exterior Surface of Windows and Doors (excluding glass)	A
Owner Installed Solar Panels	O
Skylights	O
Other Roof-Mounted Exterior Improvements	O
Developer-Installed Patios	O
Owner-Installed Decks	O
Owner-Installed Patios	O
Garage Doors (Structural)	O
Garage Doors (Exterior Paint)	A
Appearance (Outside of Paint) and Mechanical and Electric Components of Garage	O
Crawl Space (Venting, Dampness, Odor, etc.)	O
Crawl Space (Exterior Vents)	A
Swamp Cooler (Spring Start Up)	A
Swamp Cooler (Fall Winterization)	A
Swamp Cooler (Routine Maintenance-leaking valves, lines, float level adjustments)	A
Swamp Cooler (Parts Replacement-motors, pumps, float assembly, spider distribution tubes)	O
Swamp Cooler Cover Replacement	A
Swamp Cooler Cover Tie Down Devices-Straps, Ropes, etc.	A
Swamp Cooler leaks, malfunction, failure for Owner or Owner’s Contractor installed swamp cooler including failure to install new roof jack, etc.	O
Swamp Cooler part replacement (motor, pump, etc. if Owner or Owner’s Contactor failed to install all new parts (such as re-used old motor, etc.)	O

Exterior Water Faucet Bibs	O
Exterior Flue Caps	O
Exterior Light Fixtures (front door)	O
Exterior Light Fixtures (back or garage door)	O
Exterior Light Fixtures (flood lights)	O
Exterior House Numbers	O
Exterior - Removal of bee or wasp nests	A
Exterior – Removal of bird nests	A
Drive ways	A
Sidewalks outside of Owner’s Lot	A
Sidewalks inside of Owner’s Lot	A
Patios inside of Owner’s Lot	O
Front entry (porch) concrete steps or entryway (inside Owner’s Lot)	O
Owner Installed Patio Enclosures	O
Developer/Builder Installed Patio Enclosures	O
Roof Jacks on plumbing with rubber seals (not including heating vents) that extend through the roof if part of original construction	A
Enclosing area outside the foundation walls IF the building structure extends beyond the foundation walls allowing critters/weather to enter in the small cubby	O
Wood or Concrete Steps from back door (developer/builder construction) if not inside the Owner’s Lot	A

<b>Grounds</b>	<b>Maintenance</b>
Underground Electric Service Line from point of shared service to Owner’s electrical “breaker box”	A
Trees, shrubs and grass outside of Owner’s lot if planted by the developer/builder	A
Trees, shrubs and grass inside the Owner’s lot if planted by the developer/builder	O
Trees, shrubs and grass outside of the Owner’s lot if planted by the Owner	See case-by-case ARC approval terms
Trees, shrubs and grass inside the Owner’s lot if planted by the Owner	O
Repair/Replacement of water line, water shut off valves, etc. between water district’s curb stop (main shut off) and the Owner’s house if line serves one individual owner	A
Repair/Replacement of water line, water shut off valves, etc. between water district’s curb stop (main shut off) and the Owner’s house if the line serves two or more owners	A
Repair/Replacement of sewer line between point of shared service and the Owner’s house	A
Drainage – irrigation and storm water – if in Common Area	A
Drainage – irrigation and storm water – if inside the Owner’s lot	O
Common Area, generally	A
Owner-installed improvements	O

<b>Unit Interiors</b>	<b>Maintenance</b>
Interior Surfaces of Perimeter Walls, Floors and Ceilings	O
Interior Unfinished Surfaces of Walls, Floors, and Ceilings	O
Interior Portion of Perimeter walls	O
Foundation Walls, Building Foundation	O
Sewer Lines, Water Lines, Meter and Meter Pits from the Sewer/Water Main	A
All Fixtures Within Units as Installed by Owner	O
Appliances	O
Furnishings	O
Window Coverings	O
Door Weather seals on front or back doors	O

<b>Other</b>	<b>Maintenance</b>
Common Elements depicted on the map or described in the Declaration and not otherwise listed	A
Any improvement or fixture installed by Owner and not otherwise listed	O

Note: Above Maintenance Matrix was approved by the Canyon View Homeowner's Association board at the September 10, 2015 regular board of directors meeting.