

**RANCHO DOMINGUEZ TOWNHOMES
MAINTENANCE RESPONSIBILITY SUMMARY**

I. COMMON AREA/ COMMON PROPERTY	ASSOCIATION	HOMEOWNER	CC&R SECTION
Centrally metered gas, water and waste pipes located in common area outside of a building and serving common area	X		Article IX, Section 1
Bearing walls	X		Article IX, Section 1
Roofs, Roof Gutters and Downspouts	X		Article IX, Section 1
Foundation/floor slabs	X		Article IX, Section 1
Walkways	X		Article IX, Section 1
Common recreational facilities and equipment	X		Article IX, Section 1
Irrigation equipment serving common area	X		Article IX, Section 1
Common Area Parking	X		Article IX, Section 1
Landscaping in Common Areas	X		Article IX, Section 1
Termites/Bees/Wasps/Pests (Exterior)	X		Article IX, Section 1
Exterior surfaces of buildings	X		Article IX, Section 1
II. UNIT/WITHIN A UNIT	ASSOCIATION	HOMEOWNER	CC&R Section
Carpeting		X	Article VIII, Section 24
Caulking – interior		X	Article VIII, Section 24
Ceiling		X	Article VIII, Section 24
Garage Door Replacement		X	Article VIII, Section 24
Disposals, Appliances, Built-ins		X	Article VIII, Section 24
Doorbell, including exterior and interior components		X	Article VIII, Section 24
Doors – maintain, repair and replace sliders, including repair of hardware and glass; repair and replace front entry door, including door hardware		X	Article VIII, Section 24
Doors-painting or staining of exterior of unit entry	X		Article IX, Section 1

doors when buildings are painted			
	ASSOCIATION	HOMEOWNER	CC&R SECTION
Doors – interior		X	Article VIII, Section 24
Drain stoppages		X	Article VIII, Section 24
Electrical switches, fixtures, sockets, wall plates – interior of unit		X	Article VIII, Section 24
Exhaust fans		X	Article VIII, Section 24
Faucets – interior		X	Article VIII, Section 24
Firebox portions of fireplace, interior surfaces		X	Article VIII, Section 24
Non-bearing walls		X	Article VIII, Section 24
Floors		X	Article VIII, Section 24
Maintenance and repair of the plumbing, electrical, air conditioning (if any), cable television, utilities and heating systems servicing the unit and located within or underneath the outside perimeter of the exterior bearing walls of the unit		X	Article VIII, Section 24
Windows (Glass and Screens)		X	Article VIII, Section 24
Cabinets, cabinet doors and cabinet latches		X	3.4
Chimneys interior surfaces of and chimney sweeping		X	Article VIII, Section 24
Floor coverings (carpet, tile, linoleum, etc.)		X	3.4
Garage doors, including hinges, springs, automatic garage door opening mechanism servicing the garage, hasp		X	Article VIII, Section 24
Bees, rodents, pests (Interior/Interior Walls or within Patio areas)		X	Article VIII, Section 24
Patio and all plants and other growing things within the Patio; Irrigation and Drainage within Patio		X	Article VIII, Sections 16 and 24