

SUNDANCE HOMEOWNERS' ASSOCIATION

MAINTENANCE MATRIX

COMPONENT	OWNERS		ASSOCIATION		AUTHORITY
	MAINTAIN/REPAIR	REPLACE	MAINTAIN/REPAIR	REPLACE	
Address Numbers (next to front doors)	X	X			Civ. Code §1364(a)
Air Conditioning Pads	X	X			Civ. Code §1364(a); CC&Rs, Art. VII, §14
Air Conditioning Unit within Lot	X	X			Civ. Code §1364(a); CC&Rs, Art. VII, §14
Appliances within Residential Dwelling	X	X			Civ. Code §1364(a)
Aprons (from garage door to street)	X	X			Tract Map and Board Resolution
Balconies - railing and structure	X	X	X (painting only)		Civ. Code §1364(a)
Bearing Walls	X	X			Civ. Code §1364(a)
Ceilings	X	X			Civ. Code §1364(a)
Chimneys-Exterior including spark arrestors			X	X	CC&Rs Art. I, Sect. 1 (c); Rules Sect. X.
Chimney-Interior including flues and fireplaces	X	X			CC&Rs Art. I, Sect. 1 (c); Rules Sect. X.
Circuit Breakers	X	X			Civ. Code §1364(a)
Columns, Vertical Supports	X	X			Civ. Code §1364(a)
Doors - exterior (including glass, wood, structure, thresholds, weather stripping and frame)	X	X	X (exterior surface only)		Civ. Code §1364(a)
Driveways (from garage door to street)	X	X			Civ. Code §1364(a); C&Rs Art. VI, §1 (c); LA County Mun. Code, Title 30
Dryer Vents	X	X			Civ. Code §1364(a)
Ducts / pipes / conduits / wires within Residential	X	X			Civ. Code §1364(a)

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Dwelling / Lots					
Electrical Wiring within Lots	X	X			Civ. Code §1364(a)
Exterior building surfaces (including painting, wood trim, stucco and wood siding)			X	X	CC&Rs, Art. VI, §1(c)
Exterior wall surfaces which abut Common Area			X	X	CC&Rs, Art. VI, §1(c)
Fences - wood, wrought iron, block - within Lot	X	X			Civ. Code §1364(a)
Fences/walls shared between neighbors (party wall)	X (jointly with adjoining Owners)	X (jointly with adjoining Owners)			CC&Rs, Art. IX, §2; Civ. Code §1364(a)
Fences on Common Area			X	X	CC&Rs, Art. VI, §1(a)
Firewalls /attic stops	X	X			Civ. Code §1364(a)
Firewalls / attic stops shared between neighbors (party wall)	X (jointly with adjoining Owners)	X (jointly with adjoining Owners)			CC&Rs, Art. IX, §2; Civ. Code §1364(a)
Foundation	X	X			Civ. Code §1364(a)
Front door (structure, interior surfaces, hardware, and lock)	X	X	X (exterior surface only)		Civ. Code §1364(a)
Garage (including structure, garage door, interior surfaces, lights, opener equipment, and all hardware)	X	X	X (exterior surface only)		Civ. Code §1364(a)
Gates within Lot	X	X			Civ. Code §1364(a)
Gutters			X	X	CC&Rs, Art. VI, §1(c)
Gutter/Downspout Drains (including drain area and drain line to street)	X	X			Civ. Code §1364(a)

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Interior Doors	X	X			Civ. Code §1364(a)
Interior Floors	X	X			Civ. Code §1364(a)
Interior Walls	X	X			Civ. Code §1364(a)
Landscaping in Common Area and Landscape Control Areas. (including drainage, sprinkler and irrigation systems)			X	X	CC&Rs, Art. VI, §1(a)
Landscaping of all front and side yards of Lots (including sprinkler and drainage systems)			X	X	CC&Rs, Art. VI, §1(c)
Landscape inside patios	X	X			CC&Rs, Art. VI, §1(c)
Mailboxes (except doors and locks)			X	X	CC&Rs, Art. VI, §1(a); Civ. Code §1363.07, subd. (a)(3)(E).
Mailbox doors and locks	X	X			Civ. Code §1363.07, subd. (a)(3)(E).
Patios	X	X			CC&Rs, Art. VI, §1(c)
Party Walls	X (shared jointly with adjoining Owners)	X (shared jointly with adjoining Owners)			CC&Rs, Art. IX, §2
Patio Covers	X	X			Civ. Code §1364(a); CC&Rs, Art. VI, §1(c)
Plumbing Fixtures in Residential Dwellings/Lots	X	X			Civ. Code §1364(a)
Porch Lights, fixtures/bulbs on patios, balconies (next to front doors, on patios and balconies)	X	X			Civ. Code §1364(a)
Pot Shelves	X	X	X (painting only)		Civ. Code §1364(a)
Recreational Facilities in Common Area			X	X	CC&Rs, Art. VI, §1(a)

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Roofs (including gutters and downspouts)			X	X	CC&Rs, Art. VI, §1(c)
Sewer Lines in Common Area			X	X	CC&Rs, Art. VI, §1(a)
Sewer lines on Lots	X	X			Civ. Code §1364(a)
Slab/Foundation	X	X			Civ. Code §1364(a)
Sliding Glass Doors (including thresholds, weather stripping, frame & glass)	X	X			CC&Rs, Art. VI, §1(c)
Street Lights (including all fixtures, bulbs, poles, wiring, conduits, pipes and attachments)			X	X	CC&Rs, Art. VI, §1(a)
Swimming Pool (Association)			X	X	CC&Rs, Art. VI, §1(a)
Termite Eradication within Residential Dwellings/Lots	X	X			Civ. Code §1364(b)(2)
Utilities in Common Area (including water, gas, electric and refuse collection)			X	X	CC&Rs, Art. VI, §1(a)
Utilities on Residential Dwellings/Lots	X	X			Civ. Code §1364(a)
Window frame and structure	X	X			Civ. Code §1364(a)
Window seal and weather proofing	X	X			Civ. Code §1364(a)
Window glass	X	X			CC&Rs, Art. VI, §1(a)
Windows - modified, extended, enlarged, including trim, planons	X	X			CC&Rs, Art. VI, §1(a)