

LEISURE VILLAGE ASSOCIATION / OWNER MAINTENANCE RESPONSIBILITY MATRIX

I. LOT/RESIDENCE COMPONENTS	OWNER-Duty to Maintain Repair & Replace	HOA* Duty to Maintain Repair & Replace	ASSOC INSURANCE	OWNER INSURANCE
Address Numbers (HOA responsible for original metal numbers only)	X			
Air Conditioning and Heating System including Parts and Equipment	X			X
Beams (Interior)	X		X	
Cable Television Service to Residence		X		
Conduits	X		X	
Doors/Jambs & Hardware**	X		X	
Doorsteps	X			
Ducts	X		X	
Electrical wiring and components serving single Lot	X		X	
Exclusive Use Common Areas***	Repair & Maintain	Replace Only	X	
Exterior surfaces - Wood trim (including planter ledges, fascia, eaves, etc.), stucco on original construction and dry rot. If termites or wood destroying pest damage exists, it is the owner's responsibility to repair or replace.		X	X	
Exterior surfaces (owner improvements) (patio enclosures)	X			X
Floors (includes interior surfaces)	X			X
Flues (Chimney)	X		X	
Foundations - residential units	X			X
Furnishings	X			X
Garage Doors including hardware****	X			X
Glass Windows and Doors (including frames, screens, hardware and equipment)	X		X	
Gutters and Downspouts (Original Construction)		X	X	
Gutters and Downspouts (installed or modified by Owner)	X		X	
Interior Fixtures (Lighting, etc.)	X			X
Kitchen Appliances	X			X
Landscaping Around Residence (Full Maintenance)		X	X	
Landscaping Around Residence (Red Staked)	X			X
Landscaping Around Residence (Yellow Staked)	X (yellow staked plants only)	X		X
Mailboxes (attached to stucco)	X			X
Mailboxes (all others)		X	X	
Patio (includes roofs, enclosures and covers)	X			X
Patio Fences*****	X			X
Pipes and plumbing (interior) - inside the wall and within slabs	X		X	
Roofs (shingles and underlayment)		X	X	
Rubbish/Trash Liners	X			X
Rubbish/Trash Vaults		X	X	
Screens (doors and windows)	X			X
Sewer lateral from stucco of residence to sewer main, except stoppage caused by Owner		X	X	
Slabs – including pipes located within slabs	X			X
Skylights	X			X

I. LOT/RESIDENCE COMPONENTS (continued)	OWNER-Duty to Maintain Repair & Replace	HOA* Duty to Maintain Repair & Replace	ASSOC INSURANCE	OWNER INSURANCE
Solar Panels	X			X
Solar Tubes	X			X
Stoops (Unless modified by Owner)		X	X	
Stucco (original installation)		X	X	
Telephone Wires (internal and external serving single Residence)	X		X	
Termite/wood destroying pest eradication and resulting damage/all wood surfaces	X			
Utility Installations	X			
Walls	X		X	
Water Heaters	X		X	
Water line from meter box to shut off valve on back flow device in front of Residence.		X	X	
Waterline into residence from, and including, shut-off valve on back flow device	X		X	

*"HOA" means "Leisure Village Association, Inc."

**HOA paints front doors/jambes and all other entry doors except custom doors during HOA painting project

***See Exhibit "B" in CC&R's

****HOA paints wood and pre-painted metal doors only during HOA paint project

*****HOA paints outside of 3' wood fences and both sides of 6' wood fences only during HOA paint project