

EVERGREEN HOMEOWNERS ASSOCIATION MAINTENANCE MATRIX

COMPONENT	MAINTENANCE RESPONSIBILITY	CONTROLLING AUTHORITY
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NOTE: “Lot” - Lot means any residential Lot or parcel of land shown upon any Recorded subdivision map or Recorded parcel map of any portion of the Properties, with the exception of the Common Area. (See CC&Rs Article I, Section 1.28.)

	LANDSCAPE		
1.	Common Area	Association	Article I, Section 1.8, 1.16, Article IX, Section 9.2
2.	Owner’s Lot	Homeowner	Article I, Section 1.28, Article IX, Section 9.1
	RESIDENCE EXTERIOR		
3.	Stucco and Wood Trim	Association	Article I, Section 1.8, Article IX, Section 9.2
4.	Window glass and frame	Homeowner	Article I, Section 1.8, Article IX, Section 9.1
5.	Front Door	Association	Article I, Section 1.8
6.	Garage Door	Association	Article I, Section 1.8
7.	Roof	Association	Article I, Section 1.8, Article IX, Section 9.2
8.	Gutters	Association	Article I, Section 1.8, Article IX, Section 9.2
9.	Downspouts	Association	Article I, Section 1.8, Article IX, Section 9.2
10.	Sliding Glass Patio Door	Homeowner	Article I, Section 1.8, Article IX, Section 9.1
11.	French Patio Door – Paint	Association	Article IX, Section 9.2
12.	French Patio Door – Repair/Replace	Homeowner	Article IX, Section 9.1
13.	Balcony Door – Paint	Association	Article IX, Section 9.2
14.	Balcony Door – Repair/Replace	Homeowner	Article IX, Section 9.1
	RESIDENCE INTERIOR		
15.	Living Space and Attic	Homeowner	Article IX, Section 9.1

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16.	Ceilings and Walls – Inside	Homeowner	Article IX, Section 9.1
17.	Interior Improvements	Homeowner	Article I, Section 1.27, Article IX, Section 9.1
18.	Fireplace/Flue	Homeowner	Article IX, Section 9.1
19.	Vents	Homeowner	Article IX, Section 9.1
20.	Windows	Homeowner	Article I, Section 1.8, Article IX, Section 9.1
21.	Plumbing Internal to Unit	Homeowner	Article IX, Section 9.1
22.	Plumbing – Slab Leak	Homeowner	Article IX, Section 9.1
23.	Plumbing – Main Sewer Line/External to Unit	Association	Article IX, Section 9.2
24.	Electrical – House Number Light	Association	Article I, Section 1.8; Rules and Regulations, Section II
25.	Electrical – Residence Exterior Lights	Homeowner	Article IX, Section 9.1
26.	Electrical – Electric Panel	Homeowner	Article IX, Section 9.1
27.	Satellite Dish	Homeowners	Article IX, Section 9.1, Article X, Section 10.11
28.	Electricity, Water, Cable TV, Gas Utilities	Homeowner	Article IX, Section 9.1
29.	Heating and Air Conditioning (HVAC)	Homeowner	Article I, Section 1.27, Article IX, Section 9.1
30.	Water Heater	Homeowner	Article I, Section 1.27, Article IX, Section 9.1
	WALLS		
31.	Party Wall – (wall between properties)	Homeowner (Shared)	Article IX, Section 9.1, Article IX, Section 9.3
32.	Front and Back Perimeter Walls – Adjacent to Lot	Homeowner (Interior Surface)	Article I, Section 1.39, Article IX, Section 9.1, Article IX, Section 9.2

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		Association (Exterior Surface, Structural Integrity and Wall Cap)	
33.	Perimeter Wall and Wrought-Iron Fence – Not Adjacent to a Lot	Association	Article I, Section 1.39, Article IX, Section 9.2
34.	Wood Gates	Homeowner	Article I, Section 1.27, Article IX, Section 9.1
	PESTS		
35.	Wasps, Bees, Ants, Rodents, Birds in Common Area	Association	Article IX, Section 9.2
36.	Wasps, Bees, Ants, Rodents, Birds on Homeowner's Lot	Homeowner	Article IX, Section 9.1
37.	Termites in Association Maintenance Areas	Association	Article IX, Section 9.2
38.	Termites on Homeowner's Lot	Homeowner	Article IX, Section 9.1
39.	Common Area Streets, Sidewalks, Concrete, Outside Steps, Light Posts, Mailboxes, Signs	Association	Article I, Section 1.16, Article IX, Section 9.2
40.	Driveways/Walkways on Lot	Homeowner	Article IX, Section 9.1
41.	Drainage System on Lot serving Lot	Homeowner	Article IX, Section 9.1