



PLANNED COMMUNITY MATRIX

VILLAS LAS PALMAS 2023 MAINTENANCE CHECKLIST

	<p>Interior of the Residence - Homeowner is responsible for all maintenance of the interior portions of the Residence. Declaration, Article I, Section 18 and Article IV, Section 3(b).</p>	<p>TYPE OF ELEMENT Part of Residence</p> <table border="1"> <tr> <td>WHO MAINTAINS Owner</td> <td>WHO PAYS Owner</td> </tr> </table>	WHO MAINTAINS Owner	WHO PAYS Owner
WHO MAINTAINS Owner	WHO PAYS Owner			
	<p>All interior fixtures and equipment within a Residence, including utility lines, pipes, wires, conduits or systems located on a Lot. Declaration, Article I, Section 18 and Article IV, Section 3(b).</p>	<p>TYPE OF ELEMENT Part of Residence/Lot</p> <table border="1"> <tr> <td>WHO MAINTAINS Owner</td> <td>WHO PAYS Owner</td> </tr> </table>	WHO MAINTAINS Owner	WHO PAYS Owner
WHO MAINTAINS Owner	WHO PAYS Owner			
	<p>Exterior of Residence and Improvements on Lots - All portions not maintained by the Association, which are areas subject to an owner's exclusive control, are the Owners' responsibility. The Association maintains, repairs and replaces improvements within the Structural Maintenance Area associated with Lot. Glass surfaces are not part of the Association's area of maintenance. Declaration, Article I, Sections 18 and 20; Article IV, Section 3(a) and (b).</p>	<p>TYPE OF ELEMENT Part of Residence / Structural Maintenance Area</p> <table border="1"> <tr> <td>WHO MAINTAINS Owner/ Association</td> <td>WHO PAYS Owner/ Association</td> </tr> </table>	WHO MAINTAINS Owner/ Association	WHO PAYS Owner/ Association
WHO MAINTAINS Owner/ Association	WHO PAYS Owner/ Association			
	<p>Structural portions of residences, patios, including patio walls, flooring, ceiling (if applicable), and fixtures therein (including lighting or patio covers), garages, driveways. Declaration, Article I, Sections 18 and 20; Article IV, Section 3(a) and (b).</p>	<p>TYPE OF ELEMENT Part of Residence/ Lot</p> <table border="1"> <tr> <td>WHO MAINTAINS Owner</td> <td>WHO PAYS Owner</td> </tr> </table>	WHO MAINTAINS Owner	WHO PAYS Owner
WHO MAINTAINS Owner	WHO PAYS Owner			
	<p>Sheds, gates, garage doors, and fences. Declaration, Article I, Sections 18 and 20; Article IV, Section 2(h)(2); Section 3(a) and (b).*</p>	<p>TYPE OF ELEMENT Part of Residence/Lot</p> <table border="1"> <tr> <td>WHO MAINTAINS Owner</td> <td>WHO PAYS Owner</td> </tr> </table>	WHO MAINTAINS Owner	WHO PAYS Owner
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	<p>Maintain and keep neat all shrubs, trees, grass and plantings on the lot, within an owner's exclusive control. Declaration, Article I, Sections 12 and 18; Article IV, Section 2(h)(1). **</p>	<p>TYPE OF ELEMENT Part of Lot</p> <table border="1"> <tr> <td>WHO MAINTAINS Owner</td> <td>WHO PAYS Owner</td> </tr> </table>	WHO MAINTAINS Owner	WHO PAYS Owner
WHO MAINTAINS Owner	WHO PAYS Owner			



Maintenance, repair and painting of the exterior building surfaces (stucco, caulking) [excluding glass surfaces]. **Declaration, Article I, Sections 18 and 20; Article IV, Section 3 (b).**

TYPE OF ELEMENT

Part of Residence

WHO MAINTAINS

Association

WHO PAYS

Association



Maintenance, repair, and replacement of Common Areas and all improvements on the common areas. **Declaration, Article I, Section 7; Article IV, Section 3(a).**

TYPE OF ELEMENT

Common Area

WHO MAINTAINS

Association

WHO PAYS

Association***



All drainage facilities, paving, curbs and sidewalks installed in common areas and the landscaping on areas other than Lots. **Declaration, Article I, Section 7; Article IV, Section 3(a).**

TYPE OF ELEMENT

Common Areas, drainage or other utility easements

WHO MAINTAINS

Association

WHO PAYS

Common Expense



Any services provided by Association. **Declaration, Article V, Section 2(A)**

TYPE OF ELEMENT

Service

WHO MAINTAINS

Association

WHO PAYS

Common Expense



Walls that are on the dividing line between residences (ordinary wear and tear) **Declaration, Article IV, Section 2(w).**

TYPE OF ELEMENT

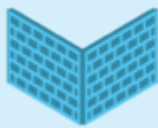
Party Wall

WHO MAINTAINS

Adjoining Owners

WHO PAYS

**Adjoining Owners
50/50**



Walls that are on the dividing line between residences and Common Area, if applicable [ordinary wear and tear]. **General party wall laws apply.**

TYPE OF ELEMENT

Common Wall

WHO MAINTAINS

Adjoining Owners

WHO PAYS

**Split between Owners &
Association (50/50)**



Party walls or Common walls damaged due to act of an Owner for Owner's family, guests, invitees, or agents). **Declaration, Article IV, section 2(w)(2) - general laws apply**

TYPE OF ELEMENT

Party/ Common Wall

WHO MAINTAINS

Offending Party

WHO PAYS

Offending Party

**Except that the Association shall maintain the portion of any lot abutting the common area which extends from the patio wall surrounding the improvements on such lot to the boundary of the common area.*

*** Even though the Owners are responsible for the maintenance, the Association has the right under Article IV, Section 2(h)(2) to plant, replace, maintain and cultivate shrubs, trees, grass and planting on any property other than on a lot regardless of whether any Owner of the association is responsible for the maintenance of such area. However, the Association shall maintain the portion of any lot abutting the common area which extends from the patio wall surrounding the improvements on such lot to the boundary of the common area.*

****Even though the Association is responsible to maintain common areas, landscaping, and other areas, if the need for maintenance or repair in such areas is caused through the willful act or negligence of an Owner, the cost of such maintenance or repairs shall be paid by the Lot Owner(s) and secured by the Assessment Lien Declaration, Article IV, Section 3(c).*

As it relates to improvements and structures on the lot, it appears that the CC&Rs are only meant to require the Association to maintain the surfaces of such structures and not the structural portions of them. The structural portions are likely the owner's responsibility. Improvements shall mean the buildings, carports, roads, driveways, parking areas, fences, walls, hedges, plantings, planted trees and shrubs and all other structures or landscaping improvements of every type and kind. See Article I, Section 10 of the CC&Rs.

Generally, areas that are within an owner's exclusive control are those portions within a patio that the owner is responsible for. Areas of exclusive control likely don't extend to portions of the exterior that the Association generally cannot access since the CC&Rs provide an affirmative obligation for the Association's maintenance of the exterior building surfaces.



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