



Sun Village Condominium Owners

~ Association & Homeowner Maintenance Responsibility Matrix ~

The following matrix is approved by the Board of Directors and outlines Homeowner and Association responsibilities for any repairs, maintenance, or improvements of the Units, limited common elements, and common area buildings and grounds. **The pound sign (#) indicates that the owner must complete and submit an Architectural Request Form to the Condo Community Manager for review.** Written approval must be received prior to commencement of the project.

Amended Declaration & Arch. R&R	Components	Responsibility	
		Condo Owner	Condo Assoc.
3.2.2. & 6.2.1.	#Air Conditioning / Heat Pumps	X	
3.2.3. & 6.2.1.	AC / Heat Pump Electrical & Ductwork - Exterior & interior	X	
3.2.2. & 6.2.1.	#AC / Heat Pump Roof Supports	X	
3.2.1. & 6.2.1.	Carpet - Part of Unit interior	X	
3.2.5. & 6.2.2.	Caulking - Exterior doors & windows	X	
3.2.1. & 6.2.1.	Caulking - Interior	X	
3.2.1. & 6.2.1.	Ceilings - Interior surface of Unit - see drywall	X	
6.1.	Common Area Grounds & Facilities - Includes exterior stucco, painting of condo buildings & exterior storage closet doors, parking & trash structures, unit numbers, roofs, wood trim, eave risers, bridges, railings, sidewalks, slabs & foundations, gazebo & maintenance structures, ponds, roofs, etc.		X
3.2.3. & 6.2.2.	Doorbell - All interior & exterior components	X	
3.2.5. & 6.2.2.	#Doors - Entry - Frame & door, any glass inserts, locks & hardware, weather-stripping & waterproofing	X	
3.2.5. & 6.2.2.	#Doors - Entry - Painting exterior surface	X	
3.2.5. & 6.2.2.	#Doors - Exterior Security - Door, locks & hardware, weather-stripping & waterproofing, painting	X	
3.2.1. & 6.2.1.	Doors - Interior	X	
3.2.5. & 6.2.2.	#Doors - Patio Doors - Glass, frames, tracks, locks & hardware, weather-stripping & waterproofing, screens	X	
3.2.5. & 6.2.2.	#Doors - Storage Closet - Frame & door, locks & hardware, weather-stripping & waterproofing, painting interior & edge surfaces	X	
6.1.	Drainage - Common Area (e.g., curbs, swales, ditches & catchment basins)		X
3.2.3. & 6.2.2.	Drains - All plumbing drains - includes appliance drains	X	
6.1.	Driveways / Streets / Guest Parking Spaces - Common Area		X
3.2.3. & 6.2.2.	Dryer Vents - Exterior & interior	X	
3.2.1. & 6.2.1.	Drywall / Wallboard / Plasterboard / Paneling / Wallpaper / All Other Finished Wall Surfaces - Interior	X	
3.2.3. & 6.2.2.	Ductwork - HVAC, exhaust fans, ventilation ducts, pipe vents	X	
3.5.1.3. & 6.2.2.	Electric Meter - Serving one Unit	X	
3.2.3. & 6.2.2.	Electrical Panel / Circuit Breakers - In Unit / storage closet	X	
3.2.3. & 6.2.2.	Electrical - Existing exterior & interior wiring, switches, sockets, meters, wall plates, & outlets serving one Unit	X	

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		Condo Owner	Condo Assoc.
3.2.3. & 6.2.2.	#Electrical - Adding new exterior wiring, switches, sockets, meters, wall plates, & outlets serving one Unit	X	
3.2.3. & 6.2.2.	Electrical Outlets - Located in covered parking structure of 6- & 12-plex Units and front entryway or patio of 4-plex Units	X	
Arch. R&R	#Fan, Exterior Patio Ceiling	X	
3.2.3. & 6.2.2.	Fan, Exhaust - Interior venting to exterior	X	
3.2.1. & 6.2.1.	Floor Covering - Interior (i.e., carpet, tile, wood, vinyl, etc.)	X	
6.1.	Front Entryway / Doorsteps / Stoops Concrete		X
3.2.5 & 6.2.2.	Front Doorsteps/Stoops	X	
3.2.5. & 6.2.2	#Gate - Iron, between building wall & patio half-wall	X	
3.2.5. & 6.2.2.	#Glass - Unit Windows / Door Inserts / Patio Doors	X	
6.1.	Gutters & Downspouts		X
3.2.2 & 6.2.1.	#Hose Bibbs - Exterior with washers & handles	X	
6.1.	Insulation - In Unit		X
6.1.	Landscaping - Common Area - Greenbelts & lawns		X
3.5.1.1. & 6.2.2.	Landscaping - Exclusive use limited common element patios	X	
Arch. R&R	Lightbulbs - LEDs in exterior fixtures installed by builder		X
3.2.5. & 6.2.2.	#Lighting Fixtures - Exterior installed by owner	X	
6.2.2.	Lighting Fixtures - Exterior as installed by builder - Entryway & patio		X
	Mailbox - Lock & keys	X	
6.1.	Mailbox - Structures		X
6.1.	Monument Signs		X
6.1.	Painting - Common Area Grounds & Facilities		X
3.2.1. & 6.2.1.	Painting - Interior of Units	X	
3.5.1.2. & 6.2.2.	Parking Spaces Allocated to Unit	X	
3.5.1.1. & 6.2.2.	Patios	X	
3.2.5. & 6.2.2.	#Patio Awnings - Overhead & roll-up shading	X	
3.5.5. & 6.2.2.	#Patio Awning Support Poles	X	
3.5.1.2. & 6.2.2.	#Patio - Slab covering (i.e., paint, tile, etc.)	X	
5.4.	Pest Control for patio, Unit interiors & storage closet (ants, fleas, etc.)	X	
6.1.	Pest Control for pests on Common Area		X
3.2.3. & 6.2.2.	Pipes, conduits, ducts, wiring, & utility lines serving only that Unit	X	
Arch. R&R	Plants - On patio	X	
3.2.2. & 6.2.1.	Plumbing Fixtures - Interior (i.e., toilets, tubs, sinks, showers, faucets, laundry, & shutoff valves)	X	
3.2.3. & 6.2.2.	Plumbing Lines - Common area or those serving more than one Unit wherever located		X
3.2.3. & 6.2.2.	Plumbing Lines - Solely serving one Unit and located within and partially outside the designated boundaries of a Unit	X	
6.1.	Ponds & Related Equipment - Common Area		X
3.2.2. & 6.2.1.	#Pressure Regulators - Individual Unit	X	
6.1.	Roof - Foam / Tiles / Underlayment - Common Area		X

Amended Declaration	Components	Responsibility	
		Condo Owner	Condo Assoc.
Arch. R&R	2.3. & 6.2.2. Roof Vents - Serving one Unit	X	
Arch. R&R	#Screens & Sun Screens - Fabric/material & frames	X	
3.2.3. & 6.2.2.	Sewer Lines - Those serving more than one Unit wherever located		X
3.2.3. & 6.2.2.	Sewer Lines - Solely serving one Unit & located within the Unit	X	
3.2.2. & 6.2.1.	#Shutoff Exterior Water Valves serving one Unit	X	
6.1.	Sidewalks - Common Area		X
3.2.5. & 6.2.2.	#Sliding Patio Door - Door, glass, flashing / waterproofing, frames & tracks, hardware, & screens	X	
3.2.5. & 6.2.2.	#Skylights / Solar Tubes - Curb mounted, self flashing, sealing	X	
Arch. R&R	#Stepping Stones - On Common Area		X
3.5.1.5. & 6.2.2.	Storage Closet - Electrical, drywall, interior painting	X	
6.1.	Termites - Structure outside of Unit boundary		X
5.6.	TV - Dish/antenna/satellite/device on patio - Comply with installation requirements	X	
5.6.	#TV - Dish/antenna/satellite/device on roof (preferred) - Comply with installation requirements	X	
3.2.3. & 6.2.2.	TV - Cable in Unit	X	
6.1	Unit Numbers, New exterior		X
6.1.	Unit Numbers - Builder-installed, exterior		X
3.2.3. & 6.2.2.	Utility Lines beginning with the incoming water fixture	X	
3.2.3. & 6.2.2.	#Vents / Ductwork / Pipes - Adding new exterior	X	
3.2.3. & 6.2.2.	Vents / Vent Caps on Roof	X	
3.2.3. & 6.2.2.	Walls, Bearing - Studs, frames, & other structures		X
3.2.1. & 6.2.1.	Wallpaper / Paneling / Plaster / Paint / Tiles / Texturing	X	
3.2.2. & 6.2.1.	Water Heater - In Unit / Storage Closet	X	
3.2.2. & 6.2.1.	#Water Supply Shutoff Valves - Exterior & interior	X	
3.2.5. & 6.2.2.	#Window Awnings & Roll-up Shading	X	
3.2.5. & 6.2.2.	#Window - Clerestory	X	
3.2.5. & 6.2.2.	Window Flashing, frames, tracts, & hardware	X	
3.2.5. & 6.2.2.	#Windows - Also includes eyebrow & clerestory windows	X	
6.1.	Wiring - Electrical - Common Area or serving more than one Unit wherever located		X
3.2.3. & 6.2.2.	Wiring - Electrical - Serving one Unit from the meter	X	
3.2.3. & 6.2.2.	Wiring - Exterior Telephone, Cable TV, Satellite, Internet, etc., for Unit	X	

This Maintenance Matrix is being provided for informational purposes only and while it represents an interpretation of the CC&Rs, it does not act as a substitute for the CC&R's. In the event of any inconsistency between the CC&Rs and the Maintenance Matrix, the CC&Rs shall prevail. Furthermore, this Maintenance Matrix assumes that the maintenance, repair replacement is required by some cause other than a negligent or willful act. In the event that maintenance, repair replacement to any element addressed herein is caused by a negligent or willful act, further analysis shall be required.