

MILLSTREAM CONDOMINIUMS

MAINTENANCE RESPONSIBILITY CHECKLIST

DESCRIPTION OF IMPROVEMENT	ASSOCIATION	OWNER	AUTHORITY
Air Conditioning		X	CC&R's, Article I, Section 10; Article II, Section 1 (d)
Alleys	X		CC&R's, Article I, Section 5; Article VI, Section 3
Balcony (Structure/Painting/Re-Surface)	X		CC&R's, Article I, Section 5; Article II, Section 2
Balcony (Cleaning/drains, maintaining surface and interior surface of railings)		X	CC&R's, Article I, Section 10; Article II, Section 1 (b)
Buildings (Structure and Exterior Surfaces/Railings)	X		CC&R's, Article I, Section 5; Article VI, Section 3
Ceilings (Unit Interior) –Drywall	X		CC&R's, Article I, Section 5; Article II, Section 1 (a); Article IV, Section 3
Ceilings (Unit Interior) – surfaces and between floors		X	CC&R's, Article I, Section 10; Article II, Section 1 (a); Article XI, Section 1
Community Recreational Facilities (Pool, Jacuzzi, etc.)	X		CC&R's, Article I, Section 5; Article VI, Section 3
Doors – Repair and Replacement (Front Door, frame, hinges, threshold, locks, keys)		X	CC&R's, Section 1 (a); Article II, Section 1 (d); Article II, Section 18; Article XI, Section 1
Doors (Screen/Security)		X	CC&R's, Section 1 (a); Article II, Section 1 (d); Article II, Section 18; Article XI, Section 1
Doors (Unit Interior)		X	CC&R's, Section 1 (a); Article II, Section 1 (d); Article II, Section 18; Article XI, Section 1
Doorbells		X	CC&R's, Article II, Section 1 (2); Section II, Section 1 (d); Article XI, Section 1
Drainage Facilities/Easements	X		CC&R's, Article I, Section 5; Article II, Section 2; Article VI, Section 3
Ducts, Chutes, Flues	X		CC&R's, Article I, Section 5; Article II, Section 2; Article VI, Section 3
Floors (Unit Interior – Finished Surface/Flooring)		X	CC&R's, Article I, Section 10; Article II, Section 1 (a); Article XI, Section 1
Foundations and Foundation Slabs	X		CC&R's, Article I, Section 5; Article II, Section 2; Article VI, Section 3
Framing (Vertical and Horizontal Supports)	X		CC&R's, Article I, Section 5; Article II, Section 2; Article VI, Section 3
Garage - Structure	X		CC&R's, Article I, Section 5; Article II, Section 2; Article VI, Section 3

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Garage Surfaces (Cleaning and Maintaining – Interior)		X	CC&R's, Article II, Section 1 (d); Article XI, Section 1
Heating System		X	CC&R's, Article II, Section 1 (d); Article XI, Section 1
Improvements (Unit Interior: Cabinets, Appliances, Fixtures, etc.)		X	CC&R's, Article II, Section 1 (d); Article XI, Section 1
Landscape Drainage	X		CC&R's, Article I, Section 5; Article II, Section 2; Article VI, Section 3
Landscaping (Common Area)	X		CC&R's, Article I, Section 5; Article II, Section 2; Article VI, Section 3
Lights (Exterior) front entry and patio – Switches Inside		X	CC&R's, Article II, Section 1 (a); Article II, Section 1 (d); Article XI, Section 1
Mailboxes (Cluster)	X		CC&R's, Article I, Section 5; Article II, Section 2; Article VI, Section 3
Parking Spaces (Covered) - Maintenance		X	CC&R's, First Amendment to CC&R's, Article II, Section 3; Article II, Section 3; Article XI, Section 1
Parking Spaces (Covered) – Repair and Slurry	X		CC&R's, Article II, Section 2; Article VI, Section 3
Parking Spaces (Open and Guest) – Maintain / Repair	X		CC&R's, Article II, Section 2; Article VI, Section 3
Patio / Balcony Covers		X	CC&R's, Article II, Section 17
Patio - Cleaning / Drains / Maintenance		X	CC&R's, Article II, Section 1 (c); Article XI, Section 1
Patio – Repair / Replacement	X		CC&R's, Article II, Section 2; Article VI, Section 3
Plumbing Lines (Unit Interior)		X	CC&R's, Article II, Section 1 (d); Article XI, Section 1
Plumbing Lines (Outside Unit)	X		CC&R's, Article II, Section 2; Article VI, Section 3
Roofs (including Surface, Flashings, Drains)	X		CC&R's, Article I, Section 5; Article II, Section 2; Article VI, Section 3
Roofs – Rain Gutters	X		CC&R's, Article I, Section 5; Article II, Section 2; Article VI, Section 3
Roof leaks – stains (Unit Interior)		X	CC&R's, Article I, Section 10; Article II, Section 1 (a); Article XI, Section 1
Sidewalks / Walks	X		CC&R's, Article I, Section 5; Article II, Section 2; Article VI, Section 3

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Slab leaks – Pipe repair and repair of damage accessing leak	X		CC&R's, Article I, Section 5; Article II, Section 2; Article VI, Section 3
Slab leaks – Resulting water damage / personal property – (Unit Interior)		X	CC&R's, Article I, Section 10; Article II, Section 1 (a); Article XI, Section 1
Sliding Glass Doors (Glass/Screens)		X	CC&R's, Article II, Section 18
Sliding Glass Doors (Structure/Frame)		X	CC&R's, Article II, Section 18
Streets / Roadways (Private)	X		CC&R's, Article I, Section 5; Article II, Section 2; Article VI, Section 3
Termites / Other Wood-Destroying Pests or Organisms (Costs to Relocate for Eradication or Repair)		X	Civil Code 4780
Termites / Other Wood-Destroying Pests or Organisms (Eradication)- Common Area	X		Civil Code 4780
Termites / Other Wood-Destroying Pests or Organisms (Inspection and Prevention) Common Area	X		Civil Code 4780
Termites/Other Wood-Destroying Pests or Organisms (Repair of Damage to Structures Caused by Termites/Other Wood-Destroying Pests or Organisms) – Common Area	X		Civil Code 4780
Termites – Unit interiors (cabinets, partition walls, doors)		X	Civil Code 4780
Utility Installations (including gas lines, water pipes, waste pipes, sewers, ducts, flues, chutes, conduits and wires)	X		CC&R's, Article I, Section 5; Article II, Section 2; Article VI, Section 3
Utility Outlets (angle stops, faucets, valves, drains, water pipes within Units)		X	CC&R's, Article I, Section 10; Article II, Section 1 (d); Article XI, Section 1
Walls (Unit Interior – Non-Bearing)		X	CC&R's, Article I, Section 10; Article II, Section 1 (d); Article XI, Section 1
Walls (Unit Interior – Perimeter and Bearing Walls – Finished Surface and Drywall on non-weight bearing walls)		X	CC&R's, Article I, Section 10; Article II, Section 1 (a); Article II, Section 1 (d); Article XI, Section 1
Walls (Unit Interior – Weight Bearing Walls and Columns; Perimeter Walls)	X		CC&R's, Article I, Section 5; Article II, Section 2; Article VI, Section 3
Waste Pipes (Unit Interior)		X	CC&R's, Article II, Section 1 (d); Article XI, Section 1
Waste Pipes (Outside of Unit)		X	CC&R's, Article I, Section 5; Article II, Section 2; Article VI, Section 3

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Waste Pipes (Mainline)	X		CC&R's, Article I, Section 5; Article II, Section 2; Article VI, Section 3
Waste Pipes – Sewer backup (From within Unit)		X	CC&R's, Article II, Section 1 (d); Article XI, Section 1
Waste Pipes – Sewer backup (Mainline)	X		CC&R's, Article I, Section 5; Article II, Section 2; Article VI, Section 3
Water Heaters		X	CC&R's, Article II, Section 1 (d); Article XI, Section 1
Window Glass		X	CC&R's, Article II, Section 18
Windows (Structure/Framing)		X	CC&R's, Article II, Section 18