

**LOS PASEOS MAINTENANCE CORPORATION  
MAINTENANCE MATRIX**

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Driveways		X	2	5
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Landscaping on Common Area and irrigation facilities appurtenant thereto	X		3	12
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Stairs on Common Area	X		6	28
Stairs on Individual Lots		X	6	29
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Streets	X		6	31
Swimming Pools (Common Areas)	X		6	32
Trees – Street or trees installed by Developer or trees within Common Area portion of such Lot	X		6	33
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Walkways Common Areas:	X		7	36
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Misc. Association	<b>X</b>		8	42

	COMPONENT	MAINTENANCE RESPONSIBILITY	CONTROLLING AUTHORITY
1.	Awnings on Owner's Residence	Owner	Each Owner shall: (c) maintain, repair, replace, reconstruct and restore all portions of his Residence in good condition and repair ... (CC&Rs, Article 7, Section 7.2 (c)) Residence means a Lot with any Exclusive Use Common Area appurtenant thereto and any Side-Yard Easement which benefits such Lot. (CC&Rs, Article 1, Section 1.44)
2.	Buildings on Common Area	Association	...[T]he Association ... shall have the duty to ... maintain, repair, store, replace and make necessary Improvements to the Common Area ... (CC&Rs, Article 7, Section 7.1(a)(i))  Improvement means structures and appurtenances thereto of every type and kind, including, but not limited to, <b>buildings, out buildings</b> , walkways, sprinkler and sewer pipes or lines, garages, carports, gazebos, swimming pools and other recreational facilities, roads, driveways, parking areas, fences, screens, screening walls, retaining walls, awnings, patio and balcony covers, stairs, decks, landscaping, hedges, slopes windbreaks, the exterior surface of any visible structure, trees and shrubs, poles, signs, solar or windpowered energy systems or equipment and water softener or heater or air conditioning and heating fixtures and equipment. (CC&Rs, Article 2, Section 1.32)
3.	Decks on Common Area	Association	...[T]he Association ... shall have the duty to ... maintain, repair, store, replace and make necessary Improvements to the Common Area ... (CC&Rs, Article 7, Section 7.1(a)(i))  Improvement means structures and appurtenances thereto of every type and kind, including, but not limited to, buildings, out buildings, walkways, sprinkler and sewer pipes or lines, garages, carports, gazebos, swimming pools and other recreational facilities, roads, driveways, parking areas, fences, screens, screening walls, retaining walls, awnings, patio and balcony covers, stairs, <b>decks</b> , landscaping, hedges, slopes windbreaks, the exterior surface of any visible structure, trees and shrubs, poles, signs, solar or windpowered energy systems or equipment and water softener or heater or air conditioning and heating fixtures and equipment. (CC&Rs, Article 2, Section 1.32)

	COMPONENT	MAINTENANCE RESPONSIBILITY	CONTROLLING AUTHORITY
4.	Decks on Owner's Residence	Owner	Each Owner shall: (c) maintain, repair, replace, reconstruct and restore all portions of his Residence in good condition and repair ... (CC&Rs, Article 7, Section 7.2 (c)) Residence means a Lot with any Exclusive Use Common Area appurtenant thereto ... (CC&Rs, Article 1, Section 1.44)
5.	Driveways	Owner	Each Owner shall: (c) maintain, repair, replace, reconstruct and restore all portions of his Residence in good condition and repair in accordance with the Architectural Guidelines, any rules and regulations promulgated by the Board ... (CC&Rs, Article 7, Section 7.2(c))
6.	Fence or Wall on the Boundary Between Two Lots	Shared between Owner(s)	... The maintenance of any fence or wall on the boundary between two Lots shall be performed as set forth in the Article hereof entitled "Party Walls"; (CC&Rs, Article 7, Section 7.2(a))  Owners whose Lots are separated by a party wall shall equally have the right to use such party wall, except that each have the right to the exclusive use of the surface of the party wall on his side. (CC&Rs, Article 12, Section 12.2)  The cost of reasonable repair and maintenance of a party wall shall be shared by the owners who make use of the wall in proportion to such use. (CC&Rs, Article 12, Section 12.3)
7.	Fences on Common Area	Association	...[T]he Association ... shall have the duty to ... maintain, repair, store, replace and make necessary Improvements to the Common Area ... (CC&Rs, Article 7, Section 7.1(a)(i))
8.	Fences on Owner's Residence	Owner	Each Owner shall: (a) main in good condition and repair any fence or wall on his Residence that (i) is within a Side-Yard Easement which benefits his Lot, or (ii) is within the portion of his Lot not burdened by a Side-Yard Easement, or (iii) forms the boundary between a Side-Yard Easement which burdens his Lot and the remaining portion of his Lot. (CC&Rs, Article 7, Section 7.2 (a))

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9.	Garage	Owner	Each Owner shall:  (c) maintain, repair, replace, reconstruct and restore all portions of his Residence In good condition and repair in accordance with the Architectural Guidelines, any rules and regulations promulgated by the Board ... (CC&Rs, Article 7, Section 7.2(c))
10.	Gate – Vehicle Entry Control and Related Telephone Services	Association	...[T]he Association ... shall have the duty to ... maintain, repair, store, replace and make necessary improvements to the Common Area ... including ... storm drain improvements, sewer improvements, <b><u>vehicular entry control gate and related telephone facilities</u></b> (CC&Rs, Article 7, Section 7.1(a)(iv))
11.	Gazebos on Common Area	Association	...[T]he Association ... shall have the duty to ... maintain, repair, store, replace and make necessary Improvements to the Common Area ... (CC&Rs, Article 7, Section 7.1(a)(i))
12.	Landscaping on Common Area and Irrigation Facilities Appurtenant Thereto	Association	...[T]he Association ... shall have the duty to ... maintain, repair, store, replace and make necessary improvements to the Common Area ... including ... private streets, sidewalks, the paseo, landscaping, and the irrigation facilities appurtenant there to, park benches (CC&Rs, Article 7, Section 7.1(a)(i))
13.	Landscaping on Residence yard	Owner	Each Owner shall: (c) maintain, repair, replace, reconstruct and restore all portions of his Residence in good condition and repair ... (CC&Rs, Article 7, Section 7.2 (c)) Residence means a Lot with any Exclusive Use Common Area appurtenant thereto and any Side-Yard Easement which benefits such Lot. (CC&Rs, Article 1, Section 1.44)
14.	Park Benches	Association	...[T]he Association ... shall have the duty to ... maintain, repair, store, replace and make necessary improvements to the Common Area ... including ... private streets, sidewalks, the paseo, landscaping, and the irrigation facilities appurtenant there to, park benches (CC&Rs, Article 7, Section 7.1(a)(i))
15.	Parking Areas (Common Areas)	Association	...[T]he Association ... shall have the duty to ... maintain, repair, store, replace and make necessary Improvements to the Common Area ... (CC&Rs, Article 7, Section 7.1(a)(i))

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16.	Pavement Marker (blue/reflective)	Association	...[T]he Association ... shall have the duty to ... maintain, repair, store, replace and make necessary improvements to the Common Area ... including ... all <b>blue reflective pavement markers</b> indicating the locations of fire hydrants (CC&Rs, Article 7, Section 7.1(a)(v))
17.	Residence	Owner	Each Owner shall: (c) maintain, repair, replace, reconstruct and restore <b>all portions</b> of his <b>Residence</b> in good condition and repair ... (CC&Rs, Article 7, Section 7.2 (c))  Residence means a Lot with any Exclusive Use Common Area appurtenant thereto and any Side-Yard Easement which benefits such Lot. (CC&Rs, Article 1, Section 1.44)
18.	Roads and streets	Association	...[T]he Association ... shall have the duty to ... maintain, repair, store, replace and make necessary Improvements to the Common Area ... (CC&Rs, Article 7, Section 7.1(a)(i))
19.	Sewer Pipes on Common Area	Association	...[T]he Association ... shall have the duty to ... maintain, repair, store, replace and make necessary Improvements to the Common Area ... (CC&Rs, Article 7, Section 7.1(a)(i))
20.	Sewer Pipes on Owner's Lot	Owner	Each Owner shall: (c) maintain, repair, replace, reconstruct and restore all portions of his Residence in good condition and repair ... (CC&Rs, Article 7, Section 7.2 (c)) Residence means a Lot with any Exclusive Use Common Area appurtenant thereto and any Side-Yard Easement which benefits such Lot. (CC&Rs, Article 1, Section 1.44)
21.	Screens or Screening Walls on Common Area	Association	...[T]he Association ... shall have the duty to ... maintain, repair, store, replace and make necessary Improvements to the Common Area ... (CC&Rs, Article 7, Section 7.1(a)(i))
22.	Screens or Screening Wall on Owner's Residence	Owner	Each Owner shall: (c) maintain, repair, replace, reconstruct and restore all portions of his Residence in good condition and repair ... (CC&Rs, Article 7, Section 7.2 (c)) Residence means a Lot with any Exclusive Use Common Area appurtenant thereto and any Side-Yard Easement which benefits such Lot. (CC&Rs, Article 1, Section 1.44)

	COMPONENT	MAINTENANCE RESPONSIBILITY	CONTROLLING AUTHORITY
23.	Sewer Improvements on Common Area	Association	...[T]he Association ... shall have the duty to ... maintain, repair, store, replace and make necessary improvements to the Common Area ... including ... storm drain improvements, sewer improvements, vehicular entry control gate and related telephone facilities (CC&Rs, Article 7, Section 7.1(a)(iv))
24.	Sidewalks on Common Area	Association	...[T]he Association ... shall have the duty to ... maintain, repair, store, replace and make necessary improvements to the Common Area ... including ... private streets, <b>sidewalks</b> , the paseo, landscaping, and the irrigation facilities appurtenant there to, park benches (CC&Rs, Article 7, Section 7.1(a)(i))
25.	Side Yard	Owner	Each Owner shall: (c) maintain, repair, replace, reconstruct and restore all portions of his Residence in good condition and repair ... (CC&Rs, Article 7, Section 7.2 (c))  Residence means a Lot with any Exclusive Use Common Area appurtenant thereto and any Side-Yard Easement which benefits such Lot. (CC&Rs, Article 1, Section 1.44)
26.	Sprinkler Pipes on Common Area	Association	...[T]he Association ... shall have the duty to ... maintain, repair, store, replace and make necessary Improvements to the Common Area ... (CC&Rs, Article 7, Section 7.1(a)(i))  Improvement means structures and appurtenances thereto of every type and kind, including, but not limited to, buildings, out buildings, walkways, <b>sprinkler and sewer pipes or lines</b> , garages, carports, gazebos, swimming pools and other recreational facilities, roads, driveways, parking areas, fences, screens, screening walls, retaining walls, awnings, patio and balcony covers, stairs, decks, landscaping, hedges, slopes windbreaks, the exterior surface of any visible structure, trees and shrubs, poles, signs, solar or windpowered energy systems or equipment and water softener or heater or air conditioning and heating fixtures and equipment. (CC&Rs, Article 2, Section 1.32)
27.	Sprinkler Pipes on Owner's Residence	Owner	Each Owner shall: (c) maintain, repair, replace, reconstruct and restore all portions of his Residence in good condition and repair ... (CC&Rs, Article 7, Section 7.2 (c))

	COMPONENT	MAINTENANCE RESPONSIBILITY	CONTROLLING AUTHORITY
			Residence means a Lot with any Exclusive Use Common Area appurtenant thereto and any Side-Yard Easement which benefits such Lot. (CC&Rs, Article 1, Section 1.44)
28.	Stairs on Common Area	Association	...[T]he Association ... shall have the duty to ... maintain, repair, store, replace and make necessary Improvements to the Common Area ... (CC&Rs, Article 7, Section 7.1(a)(i))
29.	Stairs on Individual Lots	Owner	Each Owner shall:  (c) maintain, repair, replace, reconstruct and restore all portions of his Residence In good condition and repair in accordance with the Architectural Guidelines, any rules and regulations promulgated by the Board ... (CC&Rs, Article 7, Section 7.2(c))
30.	Strom Drain on Common Area	Association	...[T]he Association ... shall have the duty to ... maintain, repair, store, replace and make necessary improvements to the Common Area ... including ... storm drain improvements, sewer improvements, vehicular entry control gate and related telephone facilities (CC&Rs, Article 7, Section 7.1(a)(iv))
31.	Streets	Association	...[T]he Association ... shall have the duty to ... maintain, repair, store, replace and make necessary improvements to the Common Area ... including ... <b>private streets</b> , sidewalks, the paseo, landscaping, and the irrigation facilities appurtenant there to, park benches (CC&Rs, Article 7, Section 7.1(a)(i))
32.	Swimming Pools (Common Area)	Association	...[T]he Association ... shall have the duty to ... maintain, repair, store, replace and make necessary Improvements to the Common Area ... (CC&Rs, Article 7, Section 7.1(a)(i))
33.	Trees – Street or trees installed by Developer or trees within the Common Area portion of such Lot	Association	...[T]he Association ... shall have the duty to ... maintain, repair, store, replace and make necessary Improvements to the Common Area ... (CC&Rs, Article 7, Section 7.1(a)(i))  ...[T]he Association ... shall have the duty to ... maintain all street trees installed by [Developer] on each Lot whether or not such trees are within the Association Common Area portion of such Lot. (CC&Rs, Article 7, Section 7.1(c))



	COMPONENT	MAINTENANCE RESPONSIBILITY	CONTROLLING AUTHORITY
34.	Trees installed by Owner	Owner	Each Owner shall: (c) maintain, repair, replace, reconstruct and restore all portions of his Residence in good condition and repair ... (CC&Rs, Article 7, Section 7.2 (c)) Residence means a Lot with any Exclusive Use Common Area appurtenant thereto and any Side-Yard Easement which benefits such Lot. (CC&Rs, Article 1, Section 1.44)
35.	Utilities - Public	Public Utility Company	Nothing contained herein shall require or obligate the Association to maintain, replace or restore the underground facilities or public utilities located within easements in Common Area owned by such public utilities. (CC&Rs, Article 7, Section 7.5)
36.	Walkways  Common Area  On Lots	Association  Owner	...[T]he Association ... shall have the duty to ... maintain, repair, store, replace and make necessary Improvements to the Common Area ... (CC&Rs, Article 7, Section 7.1(a)(i))  Each Owner shall:  (c) maintain, repair, replace, reconstruct and restore all portions of his Residence in good condition and repair in accordance with the Architectural Guidelines, any rules and regulations promulgated by the Board ... (CC&Rs, Article 7, Section 7.2(c))
37.	Walls on Owner's Residence	Owner	Each Owner shall: (a) <b><u>main in good condition and repair any fence or wall on his Residence</u></b> that (i) is within a Side-Yard Easement which benefits his Lot, or (ii) is within the portion of his Lot not burdened by a Side-Yard Easement, or (iii) forms the boundary between a Side-Yard Easement which burdens his Lot and the remaining portion of his Lot. An Owner shall also maintain the interior surfaces of a Perimeter Wall and any other walls or fences within or adjacent to his Residence. The maintenance of any fence or wall on the boundary between two Lots shall be performed as set forth in the Article hereof entitled "Party Walls." (CC&Rs, Article 7, Section 7.2 (a))
38.	Walls– Party fences and any dividing structures between Two Lots	Owner(s)	Owners whose Lots are separated by a party wall shall equally have the right to use such party wall, except that each have the right to the exclusive use of the surface of the party wall on his side. (CC&Rs, Article 12, Section 12.2)  The cost of reasonable repair and maintenance of a party wall shall be shared by

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			the owners who make use of the wall in proportion to such use. (CC&Rs, Article 12, Section 12.3)
39.	Walkways in Common Area	Association	<p>...[T]he Association ... shall have the duty to ... maintain, repair, store, replace and make necessary Improvements to the Common Area ... (CC&amp;Rs, Article 7, Section 7.1(a)(i))</p> <p>Improvement means structures and appurtenances thereto of every type and kind, including, but not limited to, buildings, out buildings, <b>walkways</b>, sprinkler and sewer pipes or lines, garages, carports, gazebos, swimming pools and other recreational facilities, roads, driveways, parking areas, fences, screens, screening walls, retaining walls, awnings, patio and balcony covers, stairs, decks, landscaping, hedges, slopes windbreaks, the exterior surface of any visible structure, trees and shrubs, poles, signs, solar or windpowered energy systems or equipment and water softener or heater or air conditioning and heating fixtures and equipment. (CC&amp;Rs, Article 2, Section 1.32)</p>
40.	Walkways (pathways) on Individual Lots	Owner	<p>Each Owner shall:</p> <p>(c) maintain, repair, replace, reconstruct and restore all portions of his Residence In good condition and repair in accordance with the Architectural Guidelines, any rules and regulations promulgated by the Board ... (CC&amp;Rs, Article 7, Section 7.2(c))</p>
41.	Walls – Retaining  Common Areas:  Individual Lot	Association  Owner	<p>...[T]he Association ... shall have the duty to ... maintain, repair, store, replace and make necessary Improvements to the Common Area ... (CC&amp;Rs, Article 7, Section 7.1(a)(i))</p> <p>Each Owner shall:</p> <p>(c) maintain, repair, replace, reconstruct and restore all portions of his Residence In good condition and repair in accordance with the Architectural Guidelines, any rules and regulations promulgated by the Board ... (CC&amp;Rs, Article 7, Section 7.2(c))</p>
42.	Misc. Areas	Association	All Common Areas including, Green Belts, Grass Patches, Community Entrance Areas, Entrance Islands, Corner Spots, and all Lettered Lots on the Tract Map.