

Montecido at Portola Hills Association
Maintenance & Utility Responsibility Checklist

Description	Resp.	Description	Resp.
Appliances		Sliding Glass Doors	Owner
Air Conditioner	Owner	Water Htr. Closet Door-Ext	Owner
Dryer Exhaust Duct	Owner	<i>Hot water heat closet doors on the exterior of the building are maintained by the Association.</i>	
Furnace	Owner	Water Htr. Closet Door-Int.	Owner
Oven & Stove	Owner	<i>Hot water heat closet doors on the interior of the unit or in garage is the Owner's responsibility.</i>	
Washer & Dryer	Owner	Window Glass & Frames	Owner
Building Exterior		Elec. & Lighting	
Balcony Deck	Owner	Balcony Light	Owner
Balcony Drains	Owner	Circuit Breakers	Owner
Balcony Railing	Assoc	Electrical Outlets	Owner
Bearing Walls	Assoc	Electrical Wiring	Owner
Building Roofs	Assoc	Exterior Entry Light	Owner
Exterior Bldg Surfaces	Assoc	Exterior Garage Light	Assoc
Patio Slab	Owner	Telephone Wiring	Owner
Planter Shelf	Assoc	Fences & Walls	
Rain Gutters	Assoc	Gate hardware-Patio fence	Owner
Building Interior		Patio Fence-abutting CmArea	Assoc
Ceiling Surface	Owner	Patio Fence-neighbor partition	Assoc
Door Frames	Owner	Patio Gate	Assoc
Door Hardware	Owner	Landscape	
Drywall	Owner	Front Entry Landscape	Assoc
Duct work	Owner	Front Yard Landscape	Assoc
Fireplace & Chimney	Owner	Patio Area Landscape	Owner
Floor Coverings	Owner	Patio Area Landscape Drain	Owner
Interior Wall Surfaces	Owner	Other	
Partition Walls	Owner	Address Numbers	Assoc
Doors & Windows		Mailbox Door	Assoc.
Exterior Utility Door	Assoc	Mailbox Lock	Owner
Front Door	Owner	Mailbox Stand / Structure	Assoc.
Garage Door Opener	Owner	Pest Control Exterior	Assoc
Garage Door Springs/Track	Owner	Pest Control Interior	Owner
Garage Doors	Assoc.	Streets	Assoc
Interior Doors	Owner	Vent Grills on Bldg Exterior	Assoc
Screens	Owner		

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Painting

Building Exterior	Assoc
Front Door Exterior	Assoc
Garage Door Exterior	Assoc
Garage Door Interior	Owner
Garage Passage Door	Owner
Patio Cover	Owner
Patio Fences-Ext. Surface	Assoc
Patio Fences-Int. Surface	Assoc
Utility Doors	Assoc

Plumbing

Gas Pipes	Owner
Hot Water Heater	Owner
Plumbing Outlets & Fixtures	Owner
Sewer Pipes	Owner
Water Pipes	Owner
Water Pressure Regulator	Owner

Utilities

Cable T.V.	Owner
Electric	Owner
Gas	Owner
Telephone	Owner
Trash	Owner
Water	Owner