

MAINTENANCE, REPAIR & REPLACEMENT MATRIX

OASIS VILLA RESORT HOMEOWNERS ASSOCIATION & VILLAGE AT OASIS HOMEOWNERS ASSOCIATION, INC.

Notice
(Gov. Code §12956.1)

If this document contains any restriction based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, genetic information, national origin, source of income as defined in subdivision (p) of section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to section 12956.2 of the government code by submitting a “restrictive covenant modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder's office. The “restrictive covenant modification” form can be obtained from the county recorder's office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

HOMEOWNERS ASSOCIATION/OWNER MAINTENANCE, REPAIR & REPLACEMENT MATRIX

The following is a listing of the items within the Project, the maintenance, repair, and replacement duty for which Owners, Oasis Villa Resort Homeowners Association (“Association”), and Village at Oasis Homeowners Association, Inc. (“Subassociation”) are responsible in accordance with the Covenants, Conditions, and Restrictions (“CC&Rs”), pursuant to the Association’s CC&Rs at Article VII, Sections 4 and 5, as well as the Subassociation’s CC&Rs at Article V, Sections 4 and 5. This does not eliminate an Owner’s responsibility to request and receive architectural approval pursuant to the Governing Documents or supersede the Owner’s obligations herein or any other similar provision in the Governing Documents. Licensed and insured vendors shall be used to maintain, repair, and/or replace components. To the extent this Matrix is inconsistent with any provisions in the CC&Rs, the CC&Rs shall prevail and control. Further, the maintenance, repair, replacement and restoration obligations noted herein can change due to the negligence of the Association or Subassociation, Association’s or Subassociation’s representatives, Owner, and/or Owner’s representatives.

COMPONENT(S)	OWNER	ASSOC.	SUBASSOC.
Appliances & Components (e.g. washer, dryer, dryer vents, refrigerator, stove, microwave, exhaust fan) – Built-in or Free Standing – exclusively serving a Unit	X		
Attic Space – exclusively serving a unit	X		
Balcony – second floor			X
Building Exterior Surfaces – Common Area		X	
Building Interiors for Units	X		
Cabinets - in Units	X		
Caulking – Exterior (excluding windows and doors)			X
Caulking – Exterior (windows and doors)	X		
Caulking – Interior	X		
Ceilings	X		
Clubhouse (privately owned by Vacation Internationale)	X		
Common Area Improvements and Facilities		X	
Doorbell - button switch, exterior components, interior components, wiring and related equipment	X		
Doors – Front Entry (e.g. door, flashing, frame, hardware, knob, lock, weather stripping / water proofing)	X		
Doors – Front Entry – Painting - Exterior Surface			X

COMPONENT(S)	OWNER	ASSOC.	SUBASSOC.
Doors – Front Entry - Painting - Interior Surface	X		
Doors – Garage (including opener, tracks and hardware, etc.)	X		
Doors – Interior	X		
Doors – Screen/Storm/Security	X		
Doors – Sliding Glass / French Doors (e.g. door, flashing, frame, glass, hardware, knob, lock, tracks, weather stripping / water proofing)	X		
Driveway - Concrete & Asphalt Surfaces		X	
Driveway - Cleanliness	X		
Dryer Vents (In-Unit Dryers)	X		
Drywall – Common Area		X	
Drywall – Unit Interior – Repair and Replacement (e.g., cracks, localized water damage, dents, holes, etc.)	X		
Exhaust Fans	X		
Fences - Common Area		X	
Fences – exclusively serving a Unit	X		
Fireplaces – Chimney, Chimney Flue, Cleaning, Fire Brick/Box, Mantle - Exterior & Spark Arrestor	X		
Floor Coverings – Common Area		X	
Floor Coverings – Unit (e.g. carpet, tile, vinyl, wood, etc.)	X		
Front Entry Landing & Walkway – ground floor		X	
Front Entry Landing & Walkway – ground floor cleanliness	X		
Front Entry Walkway – second floor			X
Front Entry Walkway – second floor cleanliness	X		
Garbage Disposal	X		
Gates – Common Area		X	
Gates – exclusively serving a Unit	X		
Glass - Recreation Area/Facilities		X	
Glass - Unit Windows/Doors	X		

COMPONENT(S)	OWNER	ASSOC.	SUBASSOC.
Gutters & Downspouts (unless assumed by Subassociation in writing)	X		
Hose Bibs (Outside the Unit)	X		
Hot Tub & Components – Common Area		X	
Hot Tub & Components – exclusively serving a Unit	X		
Improvement (Owner Installed)	X		
Insulation - Unit	X		
Interior Faucets – Unit	X		
Interior Fixtures – Unit	X		
Interior Fixtures - Common Area/Facilities		X	
Interior Surfaces of Unit, including interior non-bearing walls and surfaces of interior bearing walls	X		
Landscaping – Common Area, Greenbelt, Restricted Common Area		X	
Landscaping – potted plants	X		
Lighting Fixtures - Common Area		X	
Lighting Fixtures – Patio/Balcony	X		
Lighting Fixtures – Front Entry	X		
Lighting Fixtures – Interior – Unit	X		
Lighting Fixtures – Exterior – Attached to Unit	X		
Lighting Fixtures – Exterior – Common Area		X	
Painting - Interior	X		
Painting – Exterior – Common Area		X	
Painting – Exterior – Residence Buildings and Garden Walls			X
Patio – ground floor - cleanliness	X		
Patio – ground floor		X	
Pests – Interior of Unit (treatment and repair, including but not limited to damage from ants, cockroaches, fleas, flies, rodents, spiders)	X		

COMPONENT(S)	OWNER	ASSOC.	SUBASSOC.
Pests – Building Exterior, Common Area, Common Facilities, Building Structure (treatment and repair including but not limited to ants, cockroaches, fleas, flies, rodents, spiders)		X	
Recreation Area		X	
Roof & Components – Common Area (e.g. decking/sheathing, flashing, shingles/tiles, underlayment, vents, etc.)		X	
Roof & Components – Residence Building (e.g. decking/sheathing, flashing, shingles/tiles, underlayment, vents, etc.)			X
Sidewalks/Walkways - Common Areas		X	
Slab / Foundation – Common Area		X	
Slab / Foundation – Condominium Building	X		
Slab / Foundation – Garage	X		
Stairs & Stairways			X
Satellite Dish & Components – exclusively serving a Unit	X		
Streets (unless City owned)		X	
Stucco / Wood Trim / Beams – Carports, Condominium Building (e.g, paint, repair, replace)			X
Stucco / Wood Trim – Common Area (e.g, paint, repair, replace)		X	
Swimming Pool & Components – Common Area		X	
Swimming Pool & Components – exclusively serving a Unit	X		
Tennis / Sports Courts		X	
Tennis / Sports Court Area		X	
Termites / Wood Destroying Organisms – Interior of Unit (treatment)		X	
Termites / Wood Destroying Organisms – Interior of Unit (repair)	X		
Termites / Wood Destroying Organisms – Building Exterior, Common Area, Common Facilities, Building Structure (treatment and repair)		X	

COMPONENT(S)	OWNER	ASSOC.	SUBASSOC.
Unit 127A – Interior and Exterior (costs borne by Oasis Hotel)			
Walls – Garden Wall			X
Walls – Residential Building – Interior (e.g. bearing walls, studs, frames, tiedowns, other structural items, etc.)			X
Walls – Unit Interior (non-bearing and party wall, etc.)	X		
Walls - Perimeter		X	
Wallpaper/Paneling/Painting – Unit Interior	X		
Window – Common Area (e.g. flashing, frames, glass, hardware, locks, tracks, waterproofing)		X	
Window – exclusively serving a Unit (e.g. flashing, frames, glass, hardware, locks, tracks, waterproofing)	X		

UTILITIES

COMPONENT(S)	OWNER	ASSOC.	SUBASSOC.
Air Conditioning System & Components (e.g. condenser/compressor, pipes, conduit, wiring and ducts) – Common Area		X	
Air Conditioning System & Components (e.g. condenser/compressor, pipes, conduit, wiring and ducts,) – exclusively servicing a Unit	X		
Drains – Interior – Bathtubs, Showers, Sinks (including gooseneck) – located within the Condominium Building and exclusively serving a Unit	X		
Electrical Panel/Circuit Breakers/Interior	X		
Electrical Switches, Sockets, Wall Plates - Interior	X		
Gas Lines – Common Area or servicing multiple Units		X	
Gas Lines – exclusively serving a Unit	X		
Heating Systems & Components – (e.g. condenser/compressor, pipes, conduit, wiring and ducts) – Common Area		X	

COMPONENT(S)	OWNER	ASSOC.	SUBASSOC.
Heating Systems & Components – (e.g. condenser/compressor, pipes, conduit, wiring and ducts) – exclusively servicing a Unit	X		
Plumbing Fixtures/Trim - Interior (Toilets/Tubs/Sinks/Faucets, Etc.)	X		
Plumbing Lines – Common Area or servicing multiple Units		X	
Plumbing Lines – located within the vertical perimeter walls of the Condominium Building and exclusively servicing a Unit	X		
Pressure Regulators – serving individual Unit	X		
Sewer Backups – Inside Unit	X		
Sewer & Drainage Lines - Common Area or servicing multiple Units		X	
Sewer & Drainage Lines – located within the Condominium Building and exclusively serving a Unit	X		
Toilet - Wax Ring, Bathtub and All Sinks, and Overflow Valve	X		
Utilities Meter – Common Area or serving multiple units		X	
Utilities Meter – exclusively serving a Unit – owner to contact utility company for repairs	X		
Water Heater - Common Area or serving multiple units		X	
Water Heater – located within the Condominium Building and exclusively serving a Unit	X		
Wiring - Cable TV – Common Area or serving multiple units		X	
Wiring – Cable TV – exclusively serving a Unit – owner to contact cable company for repairs	X		
Wiring - Electrical – Common Area or serving multiple units		X	
Wiring - Electrical – located within the Condominium Building and exclusively serving a Unit	X		
Wiring - Telephone	X		