

THE POINTE COMMUNITY ASSOCIATION – MAINTENANCE MATRIX
Single Family Residences

ELEMENT	TYPE OF ELEMENT	WHO IS RESPONSIBLE?***	WHO PAYS?***
Interior of all Single Family Residences	Part of the Residence	Owner	Owner
Common Areas Tracts and all Improvements located within Common Area Tracts	Common Area	Association	Association
Exterior Building Surfaces of all Single Family Residences	Part of Residence	Owner	Owner
Landscaping located within the Exterior Residence Lines of all Single Family Residences	Part of Residence	Owner	Owner
Installation of Initial Landscaping required by Section 3.7 for all Single Family Residences	Part of Residence	Owner	Owner
Sewer and Water Lines, Booster Stations and Pumps Serving More than One Residence	If located within the Exterior Residence Line, Part of Residence; If located outside of the Exterior Residence Line, Part of Common Area	Association	Association
All plumbing and utility lines located within Exterior Residence Lines and serving only one Residence	Part of Residence	Owner	Owner
Signs, Street Signs and Signs Walls Installed by Developer	If located within the Exterior Residence Line, Part of Residence; If located outside of the Exterior Residence Line, Part of Common Area	Association	Association
Entryway Repair (as defined in Section 1.15 of the CC&Rs) and Maintenance Expense	Common Area	Association	Association

Driveways located within Exterior Residence Lines of Single Family Residences	Part of Residence	Owner	Owner
Driveways located outside Exterior Residence Lines of Single Family Residences	Common Area	Association	Association
Repair of All Party Walls (any wall, including back yard walls, located on the dividing line between separate Residences)	Part of Residence	Adjoining Owners	Adjoining Owners at Equal Expense
Repair of all Walls located within Exterior Residences Lines, which are not considered Party Walls	Part of Residence	Owner	Owner
Repair of all Walls/Fences Enclosing the property and located on Common Area	Common Area	Association	Association
Landscape and Maintenance of right-of-way on Dreamy Draw	Right-of-Way	Owner of Residence Fronting Dreamy Draw	Owner of Residence Fronting Dreamy Draw

**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.

Garden Homes

ELEMENT	TYPE OF ELEMENT	WHO IS RESPONSIBLE?***	WHO PAYS?***
Interior of all Garden Homes	Part of the Residence	Owner	Owner
Common Areas Tracts and all Improvements located within Common Area Tracts	Common Area	Association	Association
Exterior Building Surfaces of all Garden Homes	Part of Residence	Owner	Owner
Landscaping located within the Exterior Residence Lines of all Garden Homes	Part of Residence	Owner	Owner

Installation of Initial Landscaping required by Section 3.7 for all Garden Homes	Part of Residence	Owner	Owner
Sewer and Water Lines, Booster Stations and Pumps Serving More than One Residence	If located within the Exterior Residence Line, Part of Residence; If located outside of the Exterior Residence Line, Part of Common Area	Association	Association
All plumbing and utility lines located within Exterior Residence Lines and serving only one Residence	Part of Residence	Owner	Owner
Signs, Street Signs and Signs Walls Installed by Developer	If located within the Exterior Residence Line, Part of Residence; If located outside of the Exterior Residence Line, Part of Common Area	Association	Association
Entryway Repair (as defined in Section 1.15 of the CC&Rs) and Maintenance Expense	Common Area	Association	Association
Driveways located within Exterior Residence Lines of Garden Homes	Part of Residence	Owner	Owner
Driveways located outside Exterior Residence Lines of Garden Homes	Common Area	Association	Association
Repair of All Party Walls (any wall, including patio walls, located on the dividing line between separate Residences)	Part of Residence	Adjoining Owners	Adjoining Owners at Equal Expense
Repair of all Walls located within Exterior Residences Lines, which are not considered Party Walls	Part of Residence	Owner	Owner

Repair of all Walls/Fences Enclosing the property and located on Common Area	Common Area	Association	Association
Landscape and Maintenance of right-of-way on Dreamy Draw	Right-of-Way	Owner of Residence Fronting Dreamy Draw	Owner of Residence Fronting Dreamy Draw

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Courthomes

ELEMENT	TYPE OF ELEMENT	WHO IS RESPONSIBLE?***	WHO PAYS?***
Interior of all Courthomes	Part of the Residence	Owner	Owner
Common Areas Tracts and all Improvements located within Common Area Tracts	Common Area	Association	Association
Installation of Initial Landscaping required by Section 3.7 for all Courthomes	If located within the Exterior Residence Line, Part of Residence; If located outside of the Exterior Residence Line, Part of Common Area	Owner	Owner
Landscaping, Lawns, Driveways and Carports	If located within the Exterior Residence Line, Part of Residence; If located outside of the Exterior Residence Line, Part of Common Area	Courthome Owners Collectively	Courthome Owners Collectively Through Separate Assessment
Roofs, Exterior Walls, Building Surfaces, Awnings, Gutters, Downspouts and the floor slab and below	Part of Residence	Courthome Owners Collectively	Courthome Owners Collectively Through Separate Assessment
Pipes, Ducts, Flues, Sewer, Water, Utility Lines, Landscaping and other Improvements located outside of Exterior Residence Lines	Part of Residence	Courthome Owners Collectively	Courthome Owners Collectively Through Separate Assessment

Pipes, Ducts, Flues, Sewer, Water, Utility Lines, Landscaping and other Improvements located within Exterior Residence Lines	Part of Residence	Owner	Owner
Air Conditioning Unit and Glass Surfaces of each Courthome	Part of Residence	Owner	Owner
Interior of the Storage Unit	Part of Residence	Owner	Owner
Exterior of the Storage Unit, including doors	Part of Residence	Courthome Owners Collectively	Courthome Owners Collectively Through Separate Assessment
Patios and patio gates	Part of Residence	Courthome Owners Collectively	Courthome Owners Collectively Through Separate Assessment
Sewer and Water Lines, Booster Stations and Pumps Serving More than One Residence	If located within the Exterior Residence Line, Part of Residence; If located outside of the Exterior Residence Line, Part of Common Area	Association	Association
Signs, Street Signs and Signs Walls Installed by Developer	If located within the Exterior Residence Line, Part of Residence; If located outside of the Exterior Residence Line, Part of Common Area	Association	Association
Entryway Repair (as defined in Section 1.15 of the CC&Rs) and Maintenance Expense	Common Area	Association	Association
Repair of All Party Walls (any wall, including patio walls, located on the dividing line between separate Residences)	Part of Residence	Adjoining Owners	Adjoining Owners at Equal Expense
Repair of all Walls located within Exterior Residences Lines, which are not considered Party Walls	Part of Residence	Owner	Owner

Repair of all Walls/Fences Enclosing the property and located on Common Area	Common Area	Association	Association
Any other Improvement located outside of the Exterior Residence Lines		Courthome Owners Collectively	Courthome Owners Collectively Through Separate Assessment

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