

**MAINTENANCE GUIDE
FOR UNIVERSITY ROYAL GARDENS HOMEOWNERS ASSOCIATION**



Based on the Declaration of Covenants, Conditions and Restrictions for University Royal Gardens,
as amended from time to time (CC&Rs)**
(As of September 2021)

** NOTE: This Maintenance Guide is intended for reference only. It does not establish legal obligations and is not a legal document. The Declaration of Covenants, Conditions and Restrictions (CC&Rs) is the legal contract between the Association and the owners. Also, note that this Maintenance Guide only refers to the obligations under the CC&Rs. There can be other legal reasons that would form a basis for the Association or the owner to be held responsible for repair, maintenance, replacement and/or reimbursement for the cost of same (e.g., by common law such as negligence).

Item	Maintenance Responsibility	Maintenance Description	CCR Section
Common Areas	ASSOCIATION¹	The Association is responsible for maintenance, repair and replacement of the Common Areas (including Tracts A, B, C, D, E, F, G, H, I, J, K, L, and M) and all landscaping and improvements located on the Common Areas.	Art. I, Sec. 2; Art. V, Sec. 1
Exterior building surfaces on a Lot including the fascia board lining the ceiling of the carports and abutting the lower boundary of the roof system (except as otherwise noted herein)	ASSOCIATION²	The Association is responsible for painting and repairing the exterior building surfaces on a Lot	Art. V, Sec. 1 (3 rd Amendment)
Termite Control	OWNER	The Lot Owner is responsible for termite control	Art. VI, Sec. 3

¹ In the event any part of the Common Area is damaged or destroyed by the willful or negligence act or omission of an Owner or his guests, invitees, family, etc., such Owner shall be responsible for reimbursing the Association for the cost of such repair. See Art. VII, Sec. 1.

² In the event that the need for maintenance or repair is caused by the willful or negligent act of the Owner or his family, guests, invitees, etc., the cost of such maintenance or repairs shall be added to and become part of the assessment against that Lot. See Art. V, Sec. 2.

Item	Maintenance Responsibility	Maintenance Description	CCR Section
Trees, shrubs, grass, walks, and other exterior improvements on the Lot	ASSOCIATION³	The Association is responsible for maintaining the trees, shrubs, grass, walks, and other exterior improvements on the Lot	Art. V, Sec. 1 (3 rd Amendment)
Glass surfaces, gutters, down spouts, and roofs	OWNER	The Association's maintenance obligation specifically excludes maintenance of glass surfaces, gutters, down spouts or roofs. The Lot Owners are responsible for maintenance and repair of these items.	Art. V, Sec. 1 (3 rd Amendment); Art. VI, Sec. 4 (3 rd Amendment)
Tile Eaves/Awnings of the Carport 	ASSOCIATION⁴	The Association is responsible for painting and repairing the exterior building surfaces on a Lot	Art. V, Sec. 1 (3 rd Amendment)
Tile Eaves/Awnings of the Units 	ASSOCIATION⁵	The Association is responsible for painting and repairing the exterior building surfaces on a Lot	Art. V, Sec. 1 (3 rd Amendment)
Interior and Patios	OWNER	The Lot Owner is responsible for the maintenance, repair and upkeep of the dwelling, the individual patio and all other parts of the Lot not maintained by the Association.	Art. VI, Sec. 1

³ See note 2, above.

⁴ See note 2, above.

⁵ See note 2, above.

Item	Maintenance Responsibility	Maintenance Description	CCR Section
Fixtures and Equipment on the Lot, starting from the point where the utility line, pipe, wire, conduit or system enters the exterior wall of the dwelling unit	OWNER	The Lot owner is responsible to maintain and repair all fixtures and equipment	Art. VI., Sec. 2
Party Walls	OWNERS	The cost of reasonable repair and maintenance of a party wall dividing one Lot from another Lot shall be shared by the Owners of the respective Lots ⁶	Art. VIII, Sec. 1, 2

⁶ If a party wall is damaged or destroyed through the willful or negligent act or omission of an Owner or his guests, invitees, family, etc., that Owner shall rebuild, repair and restore the wall without cost to the other Owner. See Art. VIII, Sec. 3.