

**RESOLUTION OF THE BOARD OF DIRECTORS
OF THE BAYWOOD VILLAGE HOMEOWNERS ASSOCIATION**

"Maintenance Policy"

WHEREAS, the Board of Directors previously passed resolutions attempting to define the Associations' maintenance responsibilities because the CC&R's do not contain definitive language, and

WHEREAS, according to the maintenance policy that the Association has practiced for the past 15 years, staff prepared a list showing the maintenance responsibility for the Association and Owners listed by component, and

WHEREAS, the Board of Directors have reviewed the list at the April 20, 1995, Board Meeting, and approved the list at the May 18, 1995, Board Meeting, and

WHEREAS, the matter was again included on the Board Meeting Agenda for June 15, 1995, formal Resolution was prepared and approved at the June 15, 1995, Board Meeting, and

WHEREAS, the components and definition of responsibilities are consistent with the components currently funded for in the Associations Reserve Account,

LET IT BE RESOLVED, that the attached list further defines, for all parties, maintenance responsibilities for the Association and Owners.

**BAYWOOD VILLAGE HOMEOWNERS' ASSOCIATION
MAINTENANCE RESPONSIBILITY**

C - CLEAN, M - MAINTAIN
P - PAINT, R – REPLACE

revised 11/99

ITEM	DESCRIPTION	LOCATION	HOME OWNER	ASSOC.
Alarm	Fire/emergency	Interior	CPMR	
Alarm Box	Burglar alarm	Exterior	CPMR	
Balcony (deck)	Caprails	Exterior	C	PMR
Balcony (deck)	Tile/grout/sealer	Exterior	CMR	
Benches	Common area	Exterior		CPMR
Bollards	Parking posts	Exterior		PMR
Breaker box	Electrical	Interior	PMR	
Caprails	On patio/deck walls	Exterior	C	PMR
Caulking	Windows	Exterior	MR	
Caulking	Wood trim	Exterior		MR
Chimney	Frame above roof	Exterior		PMR
Chimney	Flue	Interior	CMR	
Chimney	Spark arrestor	Exterior	C	MR
Circuit breaker	Electrical	Interior	MR	
Concrete	Walkways	Exterior		MR
Door	Front	Exterior	CMR	P
Door	Glass-slider	Ext. & int.	CMR	
Door	Hardware	Ext. & int.	CMR	
Door	Utility closet	Exterior	CMR	P
Door bell	Button	Exterior	MR	
Door bell	Chimes/transformer	Interior	MR	
Door bell	Wire	Interior	MR	
Downspouts	Gutter	Exterior		CPMR
Driveway	Garage apron	Exterior	C	MR
Duct-air supply	Furnace combustion	Interior	CMR	
Duct-air supply	Hot water heater	Interior	CMR	
Duct-exhaust	Stove range	Interior	CMR	
Duct-heating		Interior	CMR	
Electrical wiring		Interior	MR	
Electrical outlets		Ext. & int.	MR	
Electrical switches		Ext. & int.	MR	
Fence	Stucco	Exterior		PMR
Fence	Wrought iron	Exterior		PMR
Fence	Wood (landscape)	Exterior		PMR

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ITEM	DESCRIPTION	LOCATION	HOME OWNER	ASSOC.
Flue	Fireplace	Interior	CMR	
Flue	Furnace	Interior	CMR	
Flue	Hot water heater	Interior	CMR	
Foundation	Slab	Interior	MR	
Frame	Front door	Exterior	MR	P
Frame	Garage door	Exterior	MR	P
Frame	Patio door	Exterior	MR	P
Frame	Window	Exterior	MR	P
Furnace	Heating	Interior	CMR	
Garage door		Exterior	MR	P*
Garage door	Trim	Exterior		PMR
Garage door opener	Electrical	Interior	MR	
Garage door opener	Hardware	Interior	MR	
Garage door opener	Mechanical	Interior	MR	
Garage door opener	Motor	Interior	MR	
Garage door opener	Remote	Interior	MR	
Garage floor	Slab	Interior	CMR	
Gas line	Joints	To dwelling perimeter	(PG&E)	
Gas line	Joints	Within dwelling	MR	
Gas line	Pipe	To dwelling perimeter	(PG&E)	
Gas line	Pipe	Within dwelling	MR	
Gas line	Valves	To dwelling perimeter	(PB&E)	
Gates	To patios	Exterior		PMR
Gutters		Exterior		CPMR
Kiosks	Structure	Exterior		CPMR
Landscaping	Common area	Exterior		CMR
Landscaping	Fenced patio area	Exterior	CMR	
Lattice	Slats of deck	Exterior		PMR
Light fixture	Address post	Exterior		CMR
Light fixture	Cul-de-sac	Exterior		CMR
Light fixture	Front door	Exterior	CMR	
Light fixture	Kiosk	Exterior		CMR
Light fixture	Walls	Exterior	CMR	

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ITEM	DESCRIPTION	LOCATION	HOME OWNER	ASSOC.
Light bulb	Front door	Exterior	R	
Light bulb	Address post	Exterior		R
Light bulb	Kiosk	Exterior		R
Light bulb	Rear/side doors	Exterior	R	
Lights	Street	Exterior		MR
Mailboxes	Door/lock/keys	Exterior	CMR	
Mailboxes	Kiosk unit/frame	Exterior		CMR
Patio	Enclosed areas	Exterior	CPMR	
Plumbing	Cleanout	Ext. & int.	CMR	
Plumbing	Drains	Interior	CMR	
Plumbing	Faucets	Ext. & Int.	CMR	
Plumbing	Joints	To dwelling perimeter		MR
Plumbing	Joints	Within dwelling	MR	
Plumbing	Pipes	Interior	CMR	
Plumbing	Shower/tub	Interior	CMR	
Plumbing	Sink	Interior	CMR	
Plumbing	Toilets	Interior	CMR	
Plumbing	Traps	Interior	CMR	
Plumbing	Valves	To dwelling perimeter		MR
Plumbing	Valves	Within dwelling	CMR	
Plumbing	Water heater	Interior	CMR	
Plumbing	Water line	To dwelling perimeter	(EBMUD)	
Plumbing	Water line	Within walls	MR	
Railing	See caprails	Exterior		
Roof	Flat	Exterior		CMR
Roof	Flashing	Exterior		CMR
Roof	Asphalt/fiberglass	Exterior		CMR
Sealing	Windows/doors	Exterior	MR	
Sewer	To house perimeter	Exterior		CMR
Sewer	Within dwelling	Interior	CMR	
Sidewalk	Inside patios	Exterior	CMR	
Sidewalk	Common area	Exterior		CMR
Sign	Kiosk	Exterior		CPMR

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ITEM	DESCRIPTION	LOCATION	HOME OWNER	ASSOC.
Sign front	Address post	Exterior		CPMR
Sign rear	Address – garage	Exterior		CPMR
Signs	Common area	Exterior		CPMR
Skylights	Includes flashing	Exterior	CMR	
Splash blocks	Drainage	Exterior		MR
Steps	Wood RR tie	Exterior	C	MR
Steps – front	Tile and grout	Exterior	CMR	
Steps	Spiral (metal)	Exterior	CHANGE	
Storm drains		Exterior		CMR
Streets	Asphalt	Exterior		CMR
Telephone	Outlets/wiring	Interior	MR	
Trellis	See lattice			
Trim	Belly band	Exterior		PMR
Trim	Eaves	Exterior		PMR
Trim	Door	Exterior		PMR
Trim	Fascia boards	Exterior		PMR
Trim	Snowgoose planter box	Exterior	C	PMR
Trim	Window	Exterior		PMR
Vent cover	Clothes dryer	Exterior	CMR	P
Vent cover	Exhaust fan	Exterior	CMR	P
Vent cover	Stove/range exhaust	Exterior	CMR	P
Vent stacks	Roof	Exterior	CMR	P
Walls		Interior	CPMR	
Walls	Siding (shingles)	Exterior	REPLACE	REPAIR
Weather-stripping	Doors/windows	Ext. & int.	MR	
Window	Caulking	Ext. & int.	MR	
Window	Frame	Exterior	MR	P
Window	Glass	Ext. & Int.	CMR	
Window	Hardware	Ext. & int.	CMR	
Window	Screens	Exterior	CMR	