

Palm Royale Country Club Homeowners Association

MAINTENANCE RESPONSIBILITY CHECKLIST

Maintenance Item	Assn ¹	Owner	Civil Code	Condo Plan	CC&Rs
Unit Interiors					
Alarm Unit		X	§1364(a)		
Appliances-Built-In & Freestanding		X	§1364(a)		
Bearing Walls – Not Perimeter	X		§1364(a)	Note 2	
Cabinets		X	§1364(a)		Section 2.9
Ceiling (Surface)		X	§1364(a)	Note 2	Section 2.9
Circuit Breaker-Individual Unit		X	§1364(a)		Section 2.9
Doorbell-Components/Button Switch		X	§§1364(a), 1351(i)(1)		
Doors-Interior/Closet/Sliding/Frame& Track		X	§1364(a)		Section 2.9
Dryer Vents-Serving Individual Units		X	§1364(a), 1351(i)(1)		Section 2.9
Electric Switches & Outlets		X	§1364(a)	Note 2	Section 2.9
Fireplaces-Interior Flues & Chimney Inserts		X	§§ 1364(a), 1351(i)(1)		
Floor Coverings		X	§1364(a)		Section 2.9
Floors-Sub flooring Repair	X		§1364(a)	Note 3	
Hardware-Cabinets, Doors, Windows		X	§1364(a)		Section 2.9
Heating and Cooling (HVAC) Units		X			Section 2.9
Lighting Fixtures-Interior		X	§1364(a)		Section 2.9
Paint-Interior		X	§1364(a)		Section 2.9
Perimeter/Exterior Walls	X		§1364(a)	Note 2	
Shower		X	§1364(a)		
Shower Pan		X	§1364(a)		
Slab and Footings	X		§1364(a)	Note 2	
Thermostat		X	§1364(a)		Section 2.9
Toilets, Tubs, Sinks		X	§1364(a)		
Wallcoverings-Paper, Paneling, Paint		X	§1364(a)		Section 2.9
Window Frames & Hardware		X	§1364(a)		Section 2.9
Window Glass		X	§1364(a)		Section 2.9
All Other Interior Components Serving a Single Unit		X	§§ 1364(a), 1351(i)(1)		

¹ Nothing herein affects or limits the right of the Association to seek recovery of Association expenditures required as a result of neglect or abuse by any Owner, his/her tenants or guests.

Maintenance Item	Assn ¹	Owner	Civil Code	Condo Plan	CC&Rs
Unit Exterior					
Address Numbers	X				Section 2.9
Air Conditioning-Compressor, and Pad		X	§1351(i)(1)		Section 2.9
Circuit Breakers-Master Panel	X		§1364(a)	Note 3	
Doors-Exterior-Locks & Hardware		X	§1364(a)		
Doors-Exterior-Paint		X	§1364(a)		
Doors-Entry-Replacement		X	§§ 1364(a), 1351(i)(1)		
Doors-Screen/Security		X	§§1364(a), 1351(i)(1)		
Doors-Sliding-Frame & Track		X	§§1364(a), 1351(i)(1)		
Doors-Sliding-Glass & Hardware		X	§§1364(a), 1351(i)(1)		
Landscaping	X		§1364(a)		Section 2.7
Lights (Building Exterior, not controlled from within a unit)	X		§1364(a)		Section 2.7
Paint Exterior Building Surfaces	X		§1364(a)		Section 2.7
Sidewalks & Pathways	X		§1364(a)		Section 2.7
Stucco/Siding/Wall Surfaces	X		§1364(a)		Section 2.7
Staircase Risers	X		§1364(a)		Section 2.7
Staircase Railing	X		§1364(a)		Section 1.15
Painting/Repair	X		§1364(a)		Section 2.7
Trim on Outside of Buildings (Maintenance (paint), repair and replacement)	X		§1364(a)		Section 2.7
Weather-Stripping (exterior)	X		§1364(a)		Section 2.7
Window Screens		X	§§1364(a), 1351(i)(1)		
Window Frames		X	§§1364(a), 1351(i)(1)		
Patios/Balconies/Decks					
Ceiling Surfaces – Painting and Repair	X		§ 1364(a)		Section 2.9
Landscaping – Potted plants etc. . .		X	§§ 1364(a), 1351(i)(1)		
Patio Slab / Deck Surface	X		§1364(a)		
Railings-Painting and Repair	X		§1364(a)	Notes 4,5	Section 2.9
Wall Surfaces – Painting and Repair	X		§1364(a)	Notes 4,5	Section 2.9
Garages					
Garage Door and Hardware		X	§ 1364(a), 1351(i)(1)		
Garage Door Opener		X	§ 1364(a)		Section 2.9
Garage Exterior Surfaces/Roof	X		§ 1364(a)		Section 2.7

Maintenance Item	Assn ¹	Owner	Civil Code	Condo Plan	CC&Rs
Roofs					
Gutters & Downspouts	X		§1364(a)		Section 2.7
Roof Flashing	X		§1364(a)		Section 2.7
Roofing Materials	X		§1364(a)		Section 2.7
Roofing Underlayer (Felt)	X		§1364(a)		Section 2.7
Roof Vents	X		§1364(a)		Section 2.7
In Wall Utilities/Wiring/Plumbing²					
Cable Television Wiring		X	§§1364(a), 1351(i)(1)		Section 2.9
Drains (Main Line Stoppage)	X		§1364(a)		Section 1.15
Drains-Tub, Shower, Sink (Other)		X	§1364(a)		Section 2.9
Electrical Switches, Sockets		X	§1364(a)	Note 3	Section 2.9
Electrical Wiring – Interior		X	§1364(a)		
Gas Lines		X	§1364(a)		
Gas Valves, Shut-Off		X	§1364(a)		
Plumbing-Interior Outlets & Fixtures		X	§1364(a)	Note 3	
Plumbing (gate valves)		X	§1364(a)		Section 2.9
Plumbing (pressure regulator)		X	§1364(a)		Section 2.9
Plumbing (slab leak)		X	§1364(a)		Section 2.9
Plumbing (shut off valves)		X	§1364(a)		Section 2.9
Plumbing (wall pipes)		X	§1364(a)		Section 2.9
Plumbing (main line)	X		§1364(a)		Section 1.15
Satellite Dish Maintenance		X	§§1364(a), 1351(i)(1)		
Sewer Lines (Interior)		X	§1364(a)		Section 2.9
Telephone Wiring		X	§§1364(a), 1351(i)(2)		Section 2.9
Toilet-Wax Rings		X	§1364(a)		
Toilets-Tank Components		X	§1364(a)		
Water Lines Serving More Than One Unit	X		§1364(a)	Note 4	
Water Softening Units		X	§§1364(a), 1351(i)(2)		Section 2.9
Pest Control					
Hives or Nests Within Patio/Balcony/Deck		X	§1364(a)		
Pet Waste		X			Section 8.7
Landscaping Pests Within Common Area (Aphids, snails, etc.)	X		§1364(a)		
Rodents Within Unit		X	§1364(a)		
Spraying for Household Pests (Ants, fleas, spiders, etc., but not termites)		X	§1364(a)		Art. VII, § 2
Termite Control Within Common Areas	X		§1364(b)(1)		

²To the extent not maintained by the utility provider.

Maintenance Item	Assn ¹	Owner	Civil Code	Condo Plan	CC&Rs
Common Area Improvements Serving All Units					
Cluster Mailboxes (Excluding Locks)	X		§ 1364(a)		Section 2.7
Drainage Systems, Ditches, Catch Basins	X		§1364(a)		Section 2.7
Irrigation	X		§1364(a)		Section 2.7
Landscaping – Common Area Lawns, Slopes & Trees	X		§1364(a)		Section 2.7
Lighting Fixtures – Streets, Sidewalks, Recreational Building	X		§1364(a)		Section 2.7
Perimeter Fencing/Walls	X		§1364(a)		Section 2.7
Pool & Spa Pump & Filter	X		§1364(a)		Section 2.7
Pool & Tennis Court	X		§1364(a)		Section 2.7
Pool Area Furniture	X		§1364(a)		
Security System / Entry Gates	X		§1364(a)		Section 2.7
Streets & Driveways	X		§1364(a)		Section 2.7
Other Items					
Individual Mailbox Locks		X	§§ 1364(a), 1351(i)(1)		
Golf Course and Facilities	X		§1364(a)		