

STRAWBERRY SQUARE HOA -- RESPONSIBILITY MATRIX v07-03-2019

Common Grounds and Buildings	Maintenance	Repair	Replace
Clubhouse (including water heater and A/C's)	HOA	HOA	HOA
Common area trees	HOA	HOA	HOA
Common ground walls and fences	HOA	HOA	HOA
Common grounds lighting	HOA	HOA	HOA
Common play structures & area	HOA	HOA	HOA
Irrigation system	HOA	HOA	HOA
Landscaping	HOA	HOA	HOA
Plumbing - (Common area only)	HOA	HOA	HOA
Pool solar heater	HOA	HOA	HOA
Pool & wading pool	HOA	HOA	HOA
Sidewalks	HOA	HOA	HOA
Streets	HOA	HOA	HOA
Tennis Courts	HOA	HOA	HOA
Residential Buildings (Your Townhouse)	Maintenance	Repair	Replace
Gutters and downspouts	HOA	HOA	HOA
Patio fence and gate, with replacement every 10 years	HOA	HOA	HOA
Roofing (membrane and shingles only,) with replacement every 30 years	HOA	HOA	HOA
Water (including individual townhomes)	HOA	HOA	HOA
Painting (Exterior) every 8 years	OWNER	OWNER	HOA
Balcony (everything including decking, railing and wood)	OWNER	OWNER	OWNER
Carport	OWNER	OWNER	OWNER
Doors	OWNER	OWNER	OWNER
Electrical - from sub panels to outlets	OWNER	OWNER	OWNER
Exterior lighting powered by unit	OWNER	OWNER	OWNER
Exterior siding, trim, eaves and overhangs	OWNER	OWNER	OWNER
Fixtures	OWNER	OWNER	OWNER
Foundation	OWNER	OWNER	OWNER
Single-car garage door including hardware and openers	OWNER	OWNER	OWNER
Heating & Air Conditioning (HVAC)	OWNER	OWNER	OWNER
Painting (Interior)	OWNER	OWNER	OWNER
Patios including landscaping and covers	OWNER	OWNER	OWNER
Pest removal (birds, bees, termites, etc.)	OWNER	OWNER	OWNER
Piping and plumbing within property lines	OWNER	OWNER	OWNER
Property inside property line	OWNER	OWNER	OWNER
Satellite dish	OWNER	OWNER	OWNER
Sewer lines Inside property lines	OWNER	OWNER	OWNER
Shed including roof	OWNER	OWNER	OWNER
Sky lights/Sun tunnels	OWNER	OWNER	OWNER
Smoke/CO detectors (wired or battery)	OWNER	OWNER	OWNER
Solar panel system	OWNER	OWNER	OWNER
Trash wooden structure	OWNER	OWNER	OWNER
Unit Improvements	OWNER	OWNER	OWNER
Window cleaning and operation	OWNER	OWNER	OWNER
Windows, frames and glass along with screens	OWNER	OWNER	OWNER
Wood frame structural	OWNER	OWNER	OWNER
Utility Lines (Inside phone, cables, etc.)	OWNER	OWNER	OWNER
Electrical - line from main panel to sub panel	PG&E	PG&E	PG&E
Utility Lines (Phone, cable, internet, PG&E, etc.) to unit, owner contracts utility directly	UTILITY	UTILITY	UTILITY