
SOMMERSET WOODS HOMEOWNER'S ASSOCIATION

% Elite Community Management
11717-215 Bernardo Plaza Court
San Diego, CA 92128
Service: (858) 485-0672 Business: (858) 485-0881

Maintenance Responsibility Matrix

Assoc.	Owner	<u>Unit Interior</u>
	X	Appliances
	X	Caulking – bathrooms, kitchens, windows
	X	Doorbell – components
	X	Electric service panel – fuses, circuit breakers
	X	Floor coverings – carpeting, wood, and tile, marble
	X	Garbage disposal
	X	Heating, A/C filtration system
	X	Lighting – fixtures
	X	Painting – ceiling, walls
	X	Plumbing fixtures – toilets/tubs/sinks/faucets/etc
X		Slab leaks
X		Sewer lines – inside building perimeter
X		Sewer lines – outside in common area of building perimeter
X		Water heater and systems
	X	Wall coverings – paneling, wallpaper
	X	Window glass
	X	Window flashing and waterproofing
	X	Window frames
	X	Wiring – interior cable, TV, computer, electrical, telephone
		<u>Roof</u>
X		Roof decking
X		Roof flashing
X		Roof shingles/tiles
X		Roof underlayment
X		Roof vents
		<u>Exterior</u>
	X	A/C system components – exclusively servicing a unit
	X	Antennas or satellite dishes – exclusively servicing a unit
X		Caulking (Excluding windows)
X		Doors – entry – doorframe
X		Doors – entry – painting
	X	Doors – entry – locks, hardware, flashing/waterproofing
	X	Doors – screen, sliding & security screen
	X	Hose Bibs – exclusively serving a unit
X		Fences, walls & gates
X		Gutters & downspouts
	X	Lighting fixtures – switched from w/in the unit

	X	Screens – windows & doors
X		Sidewalks – entry (excluding those in backyards)
X		Stucco – painting/coloring, repair & replacement
X		Trim – wood – painting, maintenance, & replacement
	X	Drains servicing unit
X		Balcony membranes/waterproofing
X		Balcony railings
X		Balcony/atrium – painting
X		Electrical service panel, circuit breakers, and fuses –w/in unit
X		Electrical switches, sockets, wall plates – exterior – common area
	X	Electrical switches, sockets, wall plates – interior or exclusively used
	X	Toilet & sewer backups
	X	Water lines – inside unit
X		Water lines – outside unit of building perimeter
X		Water pressure regulators

Exclusive Use Areas

	X	Backyard drains – kept clear from debris
	X	Landscaping – Backyard
	X	Landscaping – Entryways of backyard
	X	Spigots / Hose Bibs – Backyard
	X	Garage interior
X		Garage exterior
	X	Garage plumbing
X		Garage – doors – painting exterior wood trim
	X	Garage – doors – hardware – paint if replaced

Common Areas

X		Driveways – Asphalt
X		Drainage systems, ditches, catch basins
X		Fences – wrought iron
X		Irrigation
X		Lights
X		Landscaping
X		Pool area/Clubhouse/Fitness room
X		Exterior portion of the walls, retaining, or privacy
X		Mailboxes/MBU
	X	Mailboxes Locks – or the Association for a fee

Pest Control

X		Rodent bait boxes (exterior only)
	X	Spray for household pests (ants, fleas, etc.)
X		Spray for landscaping pests – common area
X		Termite eradication & repair of damage by wood destroying pests or organisms – (Exterior common area only)