

KNOLLWOOD TERRACE OWNERS' ASSOCIATION MAINTENANCE OBLIGATIONS

**THIS CHART IS FOR QUICK REFERENCE ONLY. IN THE CASE OF CONFLICT, THE OBLIGATIONS CONTAINED
IN THE CC&Rs CONTROL**

	Owner	Association
WALLS, CEILING, AND FLOORS		
Perimeter walls surrounding the unit		X
Non-bearing interior walls and partitions, such as bedroom, dining room walls, etc.	X	
Wall surfaces and coverings, such as paint, wallpaper, paneling, mirrors, etc.	X	
Ceiling surfaces	X	
Floor coverings, such as carpeting, hardwood, tile, marble, granite, vinyl, etc.	X	
Floors: unfinished slabs or sub-floors	X	
Roofs		X
Metal Garage Doors	X	
Original Wooden Garage Doors		X

	Owner	Association
Termite Repair		
Interior	X	
Exterior		X

WINDOWS AND DOORS

Windows and window coverings: glass, screens, hardware, drapes, blinds, etc.	X	
Window frames replacement (normal wear and tear)	X	
Window and window frame damage caused by owner/tenant	X	
Entry door: locks, weather stripping, interior finishing	X	
Entry door: hardware, exterior finish and replacement	X	
Sliding doors/ patio doors	X	

PATIOS AND COMMON AREA FACILITIES

Surface area (floors and deck surfaces)	X	
Exclusive Use Common Area	X	
Common Area Landscaping		X
Fences		X

Driveways and Walkways

Owner X
Association

UTILITIES AND APPLIANCES

Interior plumbing fixtures and connections in the Unit

X

Pipes and other connections behind the wall

X

Electrical outlets

X

Water heaters

X

Water softeners

X

Washing machine connections and related plumbing

X

Appliances including but not limited to garbage disposals and icemakers

X

Fireplaces

X

Water Service to the Units

X