

IF IT IS BROKEN, WHO IS RESPONSIBLE?

CATEGORY	LAHA	OWNER
Air conditioners/furnaces		✓
External SAVER'S SWITCH (Xcel)		✓
Air conditioner condenser pad		✓
Air conditioner switch box (exterior)		✓
Gas or electric meters		Utility
Appliances (all)		✓
Drapes and blinds		✓
Internal window molding		✓
Garage door tracks and cables		✓
Springs		✓
Electric garage door mechanism		✓
Emergency release mechanism		✓
Garage door panels	✓	
Garage door panels-painting	✓	
Garage door molding/frame	✓	
Garage door rubber seal		✓
Garage door exterior handle	✓	
Garage door locks and keys		✓
Exterior entry doors (Garage & Front)	✓	
Painting	✓	
Hinges		✓
Locks, keys, deadbolts, handles, knobs		✓
Rubber or magnetic weather seals		✓
Storm doors and screens		✓
Exterior walls & roofs	✓	
Wall & attic insulation		✓
House numbers	✓	
Vents (furnace, dryer, sewer, roof)	✓	
Chimney cap	✓	
Fireplace air vent		✓
Building foundation		✓
In slab heating and cooling ducts		✓
Interior Electrical fixtures, fittings, etc.		✓
Front door light fixture & bulb		✓
Garage door light fixture		✓
Garage door light fixture bulb		✓
Fences (Maintenance of existing fences only. Posts dislodged due to gates are not maintained by the Association)	✓	
Fence gates & hardware		✓
Floor & wall coverings		✓
Interior antennas and cabling		✓
Improvements (interior and exterior) by current and past homeowners		✓
Mailboxes and keys	Maintained by USPS	
Patio & redwood divider		✓
Pest control		✓

CATEGORY	LAHA	OWNER
Plumbing fixtures & fittings Outside water faucets		✓
Interior plumbing		✓
Common plumbing drains and stacks (up to the individual trap connection)	✓	
Exterior windows and tracks Wood window frames-interior Patio door/side light pane (seal leak) Glass Locks Window screens and door screens	✓	✓ ✓ ✓ ✓ ✓
Sidewalks Garage steps (interior) Garage steps (exterior) Garage floor (slab) Garage sheet rock	✓	✓ ✓ ✓ ✓
Telephone, Cable, Satellite		✓
Front door light fixture & bulb Garage door light fixture Garage door light fixture bulb		✓ ✓ ✓
Security and walk way lights	✓	
Landscaping by prior residents incl. low voltage lights, solar lights, planters, etc.		✓
Solatube™ tubular skylight (including any future roof adjustments including during re-roofing.)		✓

Neglect or misuse will be the responsibility of the homeowner. Many additions on the outside of your home must have prior approval from the Association. Refer to other sections of this RESIDENT GUIDE for specific requirements. If you have any questions, call the Association.