

OAK PARK LEISURE GARDENS

CLARIFICATION OF OWNER RESPONSIBILITY

The following clarification of Article VI, Section 1(d) 5 in the CC&Rs was established and determined proper at an annual meeting of members back in the mid 1980s. It is important that you keep this clarification with your association documents for future reference and disclosure to potential buyers.

- a) Oak Park Leisure Gardens is a planned development as defined in Civil Code Section 1351. Each owner owns his lot and the building on that lot.
- b) The Association is responsible for any required roof replacement. The property owner is responsible for roof repairs. If a leak is detected, the property owner is required to obtain at least two (2) bids for the repair of the roof. Copies of the bids must be provided to the Association for review. Any damage caused by a roof leak is not the responsibility of the Association.
- c) The Association is responsible for exterior painting in whole. Minor painting and stucco repairs are the responsibility of the property owner.
- d) The Association is not responsible for repairs to roof vents, decorative trim, fascia, or parapet walls between units and/or garages.
- e) The Association is not responsible for utility lines that service the private properties, such as water, sewer, gas, electricity, phone, etc.
- f) The Association is not responsible for repair or replacement of fences, decks, walkways, patios, or any other portion of the buildings. The Association does exterior fence painting as needed.
- g) The Association maintains the landscaping and irrigation lines in front of the properties. Damage caused by landscaping is not the responsibility of the Association (such as root damage to utility lines).
- h) The Association is not responsible for damage caused by wood destroying pests or organisms. This includes termites, mold, mildew, and dry rot. See Civil Code Section 1364 for details.
- i) Each owner is responsible for maintaining in good condition/repair his/her mailbox and the bracket to which it is attached.
- j) When painting of fascia is required due to the replacement of a roof, the Association is responsible for the painting. When painting is required due to a roof repair, the owner is responsible for the painting. In either case, replacement of the fascia is the owner's responsibility.