

Cornerstone Condominiums
Homeowners Association
REPAIR AND REPLACEMENT RESPONSIBILITY

Homeowner's rule of thumb – What you use, you repair and replace.

May 19, 2025

Owner Responsibility:

Window Rust

Patio Light and Front Porch Light and bulb replacement

Roof penetration(s) – nulls manufacturer's warranty

Flood Light overheating, interior

Patio Concrete, repairs and replacement

Patio doors, garage door repair and replacement

Air conditioner, piping, disconnect, electrical repair and replacement

Ladder for window well, window grates, anchoring, painting

Interior Appliances

Carpet and Pad

Interior Fixtures

Doors: patio gate, patio to garage, patio to unit, front door, garage overhead, garbage bin.

Garage electrical door opener, concrete floor

Common area: hose left on by homeowner, frozen valve

Patio area: frozen valve

Furnace, water heater, venting, electrical and gas repair and replacement

Intercom and speakers: Interior and exterior

Fireplace: venting, electrical, cleaning, gas

Switches, receptacles, fixtures, bulbs, interior and exterior repair and replacement

Receptacles front area and patio exterior

Patio fence: Repairs, painting, Lock, vinyl replacement.

Attic fan repairs/replacement

Painting: white metal railing installed by owner

Unit garden beds with replica rabbit showing owner maintenance

Soil for unit garden beds with replica rabbit showing owner maintenance

Window and door screens repair and replacement

Window locks, white stair railing, storm doors, security doors.

Door locks, door handles / knobs: repairs and replacement

Sink backup: problem interior

Smoke alarms & batteries: repairs and replacement

Telephone, cable TV, Fiber cable, antenna: repairs and replacement

Toilet floor gaskets & flushing mechanism, toilet shower / tub

Interior walls: cracks, nails, painting, etc.

Water damage caused by ground water or ground surface water

Water faucets, missing valve, pressure regulators, washers, disposal, etc.

Washing machine and dryer venting, gas-line

Windows: Interior/exterior faulty, seal breaks, cracks, etc.

Jacuzzi tub or Walk in Tub: repairs and replacement and/or other water damage
Gas lines: all gas lines after the Gas meter.
Mailbox plastic tubing underneath
Burst pipes: patio and inside unit
Unit insurance for contents, earthquake, and flood insurance
Garbage Closet: repairs, replacement, door, and door handle
Heat tape or rain gutter covers, repairs, replacement or damages
Any changes in Common / Limited Common Areas by homeowner
Installation of any items by Homeowner in any Common Area (damages/injury)

CCHOA Responsibility

Trees and Bushes (Unless planted by the owner)
Roof shingles: repairs and replacement (unless damaged by owner)
Clean-out roof gutters (except when gutter guards installed by owner)
House gutter, downspouts (unless damaged or replaced by owner)
Yard care for large flower complex flower beds
Photocells for common exterior light fixture and bulbs
Unit building numbers
Unit brass address numbers
Security exterior light fixtures and bulbs
Perimeter and RV fencing (unless damaged by owner)
Common Areas
Limited common areas (unless specified otherwise in CC&Rs)
Concrete – sidewalks, curb and gutters, front steps (unless damaged by owner or owner installed changes)
Plastering of foundation of units
Landscaping: general care of trees & shrubs (unless damaged by owner)
Removal: trees, bushes, uprights, pines
Sprinkler system (unless damaged by owner | other)
Clubhouse: repairs & replacement (unless damaged by homeowner | other)
Painting: overhead door casing, front porch casing, chase house
Sewer main line from unit to City main line (break or leak)
Water leaks from pipes outside of patio
Water leaks from pipes concealed in common walls
Insurance: All buildings, Clubhouse, Common areas (unless damaged by homeowner/other)
Utilities, cleaning repairs of Clubhouse.