

TOWNHOME AND LOT MAINTENANCE, REPAIR AND REPLACEMENT RESPONSIBILITY FOR BRENTWOOD ESTATES		
	HOA	Owner
<b>TOWNHOMES</b>		
Roof	x	
Roof Flashing	x	
Gutters and Downspouts	x	
Periodic cleaning of gutters and downspouts	X	
Fireplace Flues, Furnace Vents, and Intake and Exhaust Vents Interior to Structure - to the point where they exit the structure		x
Soffit Vents, Furnace Vents, Intake and Exhaust Vents, Caps and Cover Screens Exterior to Structure - exterior from the point where they exit the structure	x	
Exterior Lighting Fixtures/Sconces		x
Exterior Electrical Outlets		x
Exterior Building Surfaces (including stucco, wood siding, fascia and soffits) and Components Other Than as Identified Herein as Owner Responsibilities	x	
Concrete Slabs/Wood Stairs at Front Pedestrian Door Entrances, Doorsteps, Stoops (to include painting if applicable)	x	
Driveways and Parking Spaces Serving Townhomes	x	
Rear Patio and Deck Structures - owner added		x
Rear Patio and Deck Structures (wood and concrete) - original to development, necessary for egress	x	
Rear Patio and Deck Surfaces - owner added		x
Rear Patio and Deck Surfaces - original to development, necessary for egress (If applicable, HOA will specify the paint color to be used. HOA will provide paint if painting trim within the same 30 day period.)		x
Handrails and Railings original to development	x	
Water and Sewer Service Laterals From Townhome Footprint to Lot Boundary	x	
Water and Sewer Service Laterals Interior of Unit Footprint		x
Windows, Frames, Mechanisms and Hardware		x
Window Exterior Trim and Caulking	x	
Window Glass		x
Window Seals		x
Entry Doors, Frames, and Hardware (locks, hinges, closers)		x
Painting of Entry Doors	x	
Door Surface Exterior Trim and Caulking	x	
Door Glass		x
Window Wells and Window Well Covers		x

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Replacement of Light Bulbs in Exterior Unit Light Fixtures		x	
Painting of Exterior Garage Doors (not caused by damage or other casualty)	x		
Maintenance, Repair and Replacement of Exterior Garage Doors		x	
Garage Door Hardware and Operating Mechanism		x	
Antennas/Satellite Dishes Added by Owners		x	
Fireplace and Chimney Caps	x		
Skylights and Seals Around Skylights	x		
Utility Meters		x	
Water Spigots		x	
Any other exterior changes/additions by homeowner.		x	
Sunrooms with HOA-approved roof replacement after 2020	x		
Sunrooms without HOA-approved roof replacements after 2020		x	only minor caulking and sealing repairs will be made by HOA
<b>LOTS</b>			
Turf Grass Maintenance, Fertilizing, Repair		x	
Turf grass mowing		x	
Tree and Shrub Trimming		x	
Tree and Shrub Removal and Replacement		x	
Tree and Shrub Fertilizing		x	
Flower Gardens		x	
Vegetable Gardens		x	
Permanent Landscape Improvements - Retaining Walls, Edging		x	
Fences		x	
Noise Berm/Fence running east and west at the south end of Brentwood St next to 6th Ave freeway	x		
<p><i>NOTE: All maintenance, repair and replacement responsibilities accorded to the HOA are null and void unless the homeowner reports damage to the HOA-covered item within six (6) months of the date they knew or should have known of damage to the item. Damage must be reported to the BETA property manager or a current board member in writing.</i></p>			