

Riviera Gardens Homeowners Association



*The Coachella Valley's Community
Management Company*

68950 Adelina Road
Cathedral City, CA 92234
Phone: (760) 325-9500
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Water Intrusion Policy **RIVIERA GARDENS WATER LEAK POLICY**

Obligations

Owners are obligated to regularly inspect their Units for any indication of water leaks.

The Association is responsible for maintaining and repairing the plumbing/pipes in the Common Area and in the walls. The Association is responsible for drywall repairs. Owners are required to give access to the Association to make any repairs to the plumbing, pipes, and drywall.

Owners are responsible for maintaining and repairing the plumbing/ pipes within the Unit, the showers, baths, sinks and similar items. Owners are responsible for any repairs or replacement relating to the contents of the Unit, even from water that may leak from outside the Unit.

Procedure for Water Leaks and Repairs Between Owner and the Association

The Owner or their Occupant must follow the following procedure regarding water leaks:

- (1) The Owner or Occupant must make an initial determination whether the leak is the responsibility of the Owner. If it is the maintenance or repair responsibility of the Owner, the Owner should contact the contractor of their choice.
- (2) If the water intrusion appears to be the maintenance or repair responsibility of the Association, the Owner shall contact the Management Company at 760-325-9500.
- (3) The Management Company will contact and retain a contractor of their choice and the Owner shall give access to the Unit. If the Owner or Occupant cannot be contacted by reasonable means, the Association may obtain access to the Unit. See Section 4.8 of the Second Amended CC&Rs.
- (5) The Association's contractor will also investigate the cause of the water intrusion. If the cause of the water intrusion is related to the Association's maintenance or repair obligations, the Association will complete the repair of its maintenance obligations.
- (6) In the event that the Association determines the leak was caused by the Owner's maintenance or repair obligations, the Owner shall be obligated to pay the Association's contractor.
- (7) The Association's contractor will not make any repairs to the Unit other than those set forth in the Association's maintenance or repair responsibilities.

Water Leaks and Repairs Between Owners

When an Owner or Occupant makes an initial determination that a leak is the responsibility of another Owner, they should make all efforts to contact the other Owner. If the Owner cannot contact the other Owner, they can contact Management for the Owner's contact information at 760-325-9500.

The Owners should make every attempt to stop the water leak to prevent further damage. The Owners should also attempt to agree on a contractor to do the repair work to the cause of the leak. Other than providing contact information for Owners, the Association will not be involved in the maintenance or repair responsibilities caused by the negligence of an Owner obligation. The Owner shall notify the Association if the Association is obligated to make any repairs to Common Area or a Unit as required by the Governing Documents.

Insurance

The Association does not maintain insurance to pay for the interior of a Unit. Therefore, there will be no insurance proceeds available for claims related to water intrusion.

Owners shall be responsible for obtaining their own insurance to cover any damage to, or loss of property, and the cost of repair or replacement of damaged items, including, but not limited to, any Improvements made by an Owner (or their occupants), any personal property, built-in cabinets, decorations, floor and wall coverings, appliances, fixtures, or any other items in the Unit. See Section 11.2 of the Second Amended CC&Rs.