

PEBBLE BEACH HOMEOWNERS ASSOCIATION, INC.

10/2016, 2/11/2023

MAINTENANCE RESPONSIBILITY	ASSOCIATION	UNIT OWNER
COMMON AREAS - Entrance - Landscaping and Irrigation - Gate - Clubhouses x2 - Pools x3 and Pump Houses - Tennis Courts x2 and Fencing - Walkways and Fences - Waste Plant - Buildings Roofs - Buildings Exterior Siding - Buildings Paint - Buildings Gutters and Downspouts - Buildings Walkways, Rails and Pickets - Beach Access and Boardwalk - Maintenance Office and Shed	X	
LIMITED COMMON AREAS - Unit Decks - Stairwells and Carpet - Wires, ducts, pipes, etc for use by more than one unit - HVAC drain lines in unit walls - Attic spaces	X	
UNIT - Porch Screens - Interior damage caused by the exterior - Ocean building storage closet doors - Building patio storm doors - Interior surfaces of perimeter walls - Floor substrate - Interior surface of ceiling - Doors and door frames - Exterior windows - Skylights - HVAC - Storage closet lock/knob - Light fixtures controlled within unit - Unit damage caused by another unit	X X - - - - - - - - - - - - -	- - X X X X X X X X X X X X
See attached Specs for Owner Responsible Maintenance		

Pebble Beach Specs for Homeowner Responsible Maintenance
10/2015, 7/2017, 11/2018, 4/2019, 2/11/2023

Note: All windows, doors, and HVAC units replacement require town permit and inspector approval

ITEM	SPECIFICATIONS
Storm Door – Quad Bldgs, First Floor or Ocean Bldgs, Front Door	3' 0" wide, White, Aluminum, Lockable, Nickel Hardware, Convertible Glass & Screen, Double Closers, Safety Chain, from Larson or equivalent
Front Door with Sidelite – Quad Bldgs	2' 8" wide door x 6'8" tall in-swing, vinyl or fiberglass material, 6 panel style, Smooth Star grain, with 6" jamb, double bolt door, outside doors painted to exterior color specified by Maintenance Staff
Front Door without sidelite – Ocean and Quad Bldgs	2' 8" wide door x 6'8" tall in-swing, vinyl or fiberglass material, 6 panel style, Smooth Star grain, with 6" jamb, double bolt door, hallway doors painted to match walls and outside doors painted to exterior color specified by Maintenance Staff
Sliding Glass Door – Living Room & Master Bedroom	5 or 6 foot (need to measure existing door), casement or fixed type, high impact glass, DP50, low E, white aluminum or vinyl frame, include new cedar wood exterior trim, stainless steel fasteners, stainless steel bottom pan, stainless steel head flashing, polyurethane caulking Sonneborn NP1, and complete door tape seal, warranty one year, made by Eastern Architectural Systems or Moss or equivalent
All Windows	Impact Glass as required by building code, Low E4 glass, DP 50, white anodized aluminum or vinyl frame, warranty 1 year, nail fins, stainless steel fasteners and head flashing, polyurethane caulking Sonneborn NP1 on front and back, complete window tape seal
Single Window – Front & Gable Quad Bldgs	21 5/8" Wide X 44 7/8" Height, brick molding painted to bldg color, made by Custom Window Systems CWS-K-03-00023-00002, FL# 7013.1 or equivalent, avail by Morehead Builders Supply, made by VPX Cambridge or equivalent
Single Fixed Window – Gable Ocean A-B-C-D-E Bldgs	2' 4 7/8" Wide X 4' 5 3/8" Height, picture frame molding painted to building color, made by Andersen or VPX Cambridge or equivalent
Double Fixed Window – Side Ocean A Bldg	4' 0 1/2 Wide x 4' 0 1/2 Height, picture frame molding painted to building color, made by Andersen or VPX Cambridge or equivalent
Window Single Glass – Ocean B – C – D - E Bldgs	4' 7 1/4 Wide x 5' 5 3/8 Height, picture frame molding painted to building color, made by Andersen or VPX Cambridge or equivalent
Skylight – Quad Bldgs	Dimensions 23-1/2" x 47-3/8" (frame), 20" x 43-1/2" Impact Glass, DP50, low E, anodized bronze aluminum frame, warranty one year, should include new exterior trim, stainless steel fasteners, stainless steel head flashing, polyurethane caulking Sonneborn NP1, and complete window tape seal, Veluxe FSC06 2006 Impact Rated Skylight or equivalent, with EDL C060000 Flashing Kit
HVAC Compressors – Ocean Bldgs	Must be located on the ground, in location determined by maintenance staff
Plumbing	Lines must be replaced in kind with copper tubing, not pex

BUILDING COLOR SCHEME - 1/22/17, 2/11/23

			Buildings									Ocean Club House	Quad Pool House
			A	B	C	D	E	F	G	H	I		
W Color Number	SW Color Name	Basic Color											
6002-3B	Paris Mint – Medium	Green	X				X			X			
290E-2	Oat Cake - Medium	Tan		was					was				
330C-3	Clam Chowder – Medium (F Bldg)	Yellow			X			X				X	
70YR56/190	Desert Warmth - Medium	Coral/ Peach				X					was		
										X			
301-3	Veridian Green – Medium (B Bldg)	Blue		X					X				X
	Trim Color - Hiding White, Satin	White	X	X	X	X	X	X	X	X	X	X	X
3019	Previous Paint Color - Smoketree	Grey											

PAINTING SPECIFICATIONS - 1/22/17, 2/11/23

- Newly replaced Hardiplank (with factory primer) will receive two finish coats of paint
- Newly replaced decks will receive 1 coat of primer and 2 finish coats
- All newly replaced hand rails will receive 1 coat of primer and 2 finish coats of paint
- All existing decks and railings will receive 2 finish coats
- The exterior of the buildings (i.e. siding, railings fascia, soffit and gutters) will be painted utilizing Sherwin Williams Latitude Paint Product

WINDOW AND DOOR CONFIGURATION - 1/22/17, 2/11/23

BUILDING	WINDOWS	DOORS
Ocean	Window Single, Fixed	- Unit Front Door - Sliding Glass Door for Front and Back Decks (5 ft and 6 ft)
Quad	- Window Double, Slider - Skylight	- Unit Front Door or Door with Sidelite - Sliding Glass Door (6 ft)