



Homeowners are responsible for maintaining and replacing fencing located on their lots unless the fencing is located within a Landscape Maintenance Area ("LMA"). The approximate boundaries of the LMA are shown in yellow on the attached map. (The map is not to scale.) The Association is responsible for maintaining fencing located within the LMA. City owned lots are shown in green. The Association is not responsible for maintaining fencing located on the City owned lots.

For fencing located in a non-shaded area, the lot owner is responsible for maintaining the fencing. If the fence is a boundary line fence, the potential exists for the lot owner to recover some fence maintenance costs from the adjacent property owner. (Civil Code § 841.) But, regardless of whether the lot owner might have a right to recover some fence maintenance costs from an adjacent owner, the lot owner is still responsible for maintaining the fencing located on his or her lot (unless the fencing is located within a LMA).