

***Campus-View II Condominiums***  
***Malibu, CA***  
**OWNER RESPONSIBILITY AGREEMENT**  
**Capital Improvement Request**

**Owner Name(s):** \_\_\_\_\_

**Condo Unit #:** \_\_\_\_\_

**Address:** \_\_\_\_\_, Malibu, CA 90265

***Capital Improvement Request Item:*** \_\_\_\_\_

***Date of Capital Improvement Request form:*** \_\_\_\_\_

***Estimated Total Project Cost per Capital Improvement Request form:*** \_\_\_\_\_

The undersigned condominium owners have requested approval of the above-described improvements to the above Campus View II condominium, and understand that Pepperdine University's ("Pepperdine") approval of such request is subject to the undersigned's agreement to accept full financial and legal responsibility for all costs associated with such improvements, and any and all problems and/or damages that may result from the construction and or existence of such improvements (including damage caused to other units and outside the subject unit). The undersigned agree to promptly remedy and correct of any damage caused by the construction or existence of the subject improvements and to reimburse any costs, losses, or damages incurred by Pepperdine or the Campus View II Condominiums Maintenance Association (the "HOA"). The undersigned also agree to indemnify, defend, and hold Pepperdine and the HOA harmless from any and all such costs, losses, damages, and claims arising from the construction and/or existence of the subject improvements.

This upgrade is approved by Pepperdine upon the following further conditions: (a) the undersigned shall obtain a one-year warranty on all work performed by the contractor(s) who perform any work or supply materials in connection with the subject improvements; (b) the undersigned shall promptly reimburse Pepperdine, the HOA or other condo owner for any and all costs incurred, including but not limited to attorney's fees and costs, arising out of problems or defects associated with the subject improvements; (c) the undersigned agree to return the subject condominium to its original condition (by removing the approved improvements at the undersigned's expense and performing any repairs necessary to return the condo to its original condition) upon the request of Pepperdine; (d) if Pepperdine requests that the improvements be removed, the undersigned agree that no capital improvement or upgrade credit associated with the subject improvement will be included in the resale price of the condo (in other words, the undersigned will not receive any credit for the costs incurred by the undersigned in connection with the installation of the subject improvements).

**DATE:** \_\_\_\_\_

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Owner