XVI

ASSIGNMENT OF RESPONSIBILITIES

(Board Approval Required – B.A.R.)

ITEM	OTHER	1776	OWNER
1.DRIVEWAYS AND SIDWALKS			
A. Driveway repair and maintenance		X	
B. Driveway repair and maintenance if enhanced with covering, coatings or paint			X
C. Original front entry landing			X
D. Public sidewalk parallel to street	Maricopa County		
E. All other sidewalks on common property		X	
F. All other sidewalks on common property if enhanced with covering, coatings or paint			X
2. COMMON AREA PLANTINGS, SHRUBS, TREES, LAWNS, ETC. (see note 1)			
A. Citrus tree maintenance (see note 2)			X
B. Common element bubblers/sprinklers		X	
C. Common element trees on the lawn		X	
D. Common element lawn maintenance		X	
3. GARBAGE CANS/GARAGE/MAIL SLOTS			
A. Garbage cans and lid sleeves			X
B. Underground lift out garbage cans			X
C. Garage and front door			X
D. Mailbox slot			X
4. WATER AND SEWER SYSTEMS (See note 3)			
A. Repair of water and sewer lines on common elements		X	
B. Repair of water and sewer lines on owners' property (interior and courtyard)			X
C. Exterior faucet and shut off valve in common element		X	
5. COURTYARDS			
A. Original outside enclosure walls and fences (maintenance, repair and painting)		X	

ITEM	OTHER	1776	OWNER
B. All maintenance of back courtyards			X
C. Inside courtyard block wall painting			X
D. Repair of water/sprinkler lines/bubblers in back courtyards			X
6. ROOFS/MANSARDS (See note 4)			
A. Roof replacement and repair			X
B. Mansard repair and maintenance (decorative overhang on the front of units) Painting as per Item 7.A.			X
C. Skylights, antennas, gutters			X
D. Any other owner additions to roof			X
E. Heat pumps and air conditioner maintenance and replacement			X
F. Solar energy systems			X
7. HOUSE EXTERIOR AND EXTERIOR DOORS			
A. Caulking and painting - 8 to 10 years		X	
B. Door replacements facing common area (B.A.R.)			X
C. Security doors/windows (maintenance and painting)			X
D. Replace lit house number fixture			X
E. New or replacement of exterior light fixture (B.A.R.)			X
F. Maintenance of exterior lights			X
G. Window replacement and maintenance – must maintain the existing dimensions. No stained glass or other decorative windows allowed.			X
8.INSECT CONTROL			
A. Outside spraying, includes garage and courtyard		X	
B. Interior house spraying			X
C. Pesticide for owners plantings			X
D. Roof rats or termites			X
9. ELECTRIC WIRING (See note 5)			
A. Electric supply to meter	APS		
B. Unit wiring from meter into unit			X
C. Nonoriginal exterior electric wiring and fixtures			X
D. Sprinkler system controls, common elements		X	
10.SERVICES/UTILITIES PAYMENTS			

ITEM	OTHER	1776	OWNER
A. Water		X	
B. Sewer		X	
C. Trash/Recycling collection		X	
D. Landscapers		X	
E. Accountant fees for association		X	
F. Cable/phone/computer lines			X
11. BLANKET INSURANCE POLICY			
A. Blanket master policy for external and internal repairs due to fire, water, hail or other natural disasters		X	
B. Deductible on policy			X

Note 1 – Individual unit owners are not authorized to discuss landscaping with the landscapers or their assistants. No outside plantings shall be made by individual unit owners without board approval.

Note 2. Citrus trees on owner's courtyard must be kept pruned by the owner; fruit picked up to prevent rodent infestation, and must not touch roofs or hang over into neighbor's roof or patio. The board may have the tree pruned and bill the owner for this service.

Citrus trees planted on common property by homeowner are the homeowner's responsibility to be kept pruned and fruit picked up. The board may have the tree pruned and bill the owner for this service or remove the tree.

Note 3. In the event of a water or sewer line pipe break, the location of the break shall determine the responsibility for total cost of repair.

Note 4. Roofs

1.0 All roofs, in their entirety, being part of condo dwelling units, regardless of type, style, conformation or method and material used for sealing, are deemed to be the sole responsibility of the unit owner.

2.0 The term "roof", as used herein, is defined to mean the cover material, type of sealing product and/or adhesive used, substructure sheeting and/or plates used and any other component or structural factor required to fasten and/or secure the roof unit to the trusses or rafters, and all flashing, drains, scuppers, down spouts and other drainage.

Note 5. Any interior re-wiring, plumbing or A/C changes to the interior of the unit that requires a building permit issued by Maricopa County Building Department requires filing of an Architectural Form with the Board of Management. This assures the homeowner is using licensed and bonded technicians to assure safety in the installations.