

Park Orleans Townhouse Corp.

MAINTENANCE CHECKLIST – 2019

See Amended and Restated Declaration of Covenants, Conditions and Restrictions (“Declaration”), (Recorded at Instrument No. 2012-0114156, Maricopa County Recorder).

The Association owns portions of “Common Area” in the Association and is considered a Planned Community under Arizona law.

	TYPE OF ELEMENT	WHO MAINTAINS?	WHO PAYS?
Interior of the Townhouse – Homeowner is responsible for all maintenance of the interior of the Townhouse. Declaration, Article IX	Part of Townhouse	Owner	Owner
All interior fixtures and equipment within a Townhouse, including utility lines, pipes, wires, conduits or systems where they enter the exterior walls of the Unit. Declaration, Article VIII; Article IX	Part of Townhouse	Owner	Owner
Windows of the Townhouse Unit (including glass portion of the window, window frame) and window hardware and fixtures, interior and exterior doors of the Townhouse Unit and shed doors, door hardware and fixtures (hinges, knobs, locks), and all portions of the exterior not maintained by the Association such as gutters, patio covers, mailboxes, lighting fixtures. Declaration, Article VIII	Part of Townhouse	Owner	Owner
Interior portions of patios, including interior patio walls, flooring, ceiling (if applicable), and fixtures therein (including lighting or patio covers). Declaration, Article IX	Part of Townhouse	Owner	Owner
Interior portions of sheds, including interior shed walls, floors, ceiling, and fixtures therein (including lighting and interior pipes or other utility lines or fixtures such as pipes inside sheds). Declaration, Article IX	Part of Townhouse	Owner	Owner
All property outside the exterior building lines, including landscaping, parking areas, streets, and recreational facilities (pool). Declaration, Article VIII	Common Area	Association	Association*
Exterior portions of the Buildings, including pop-outs, window trim; Exterior portions of patios, carports, and storage facilities or sheds, including siding, spigots, utility lines or boxes located on the exterior of the buildings on the property, including sheds and/or carports, and public utility lines in the Common Area. Declaration, Article VIII; Plat Map	Common Area	Association	Association*
Roofs of the buildings. Declaration, Article VIII	Common Area	Association	Association*
Rubbish removal. Declaration, Article VIII	Service	Association	Common Expense
Termite prevention and control. Declaration, Article IX	Service	Association	Common Expense

Walls that are on the dividing line between townhouse units (ordinary wear and tear) Declaration, Article VI, Section (c)	Party Wall	Adjoining Owners	Adjoining Owners (50/50)
Walls that are on the dividing line between Units and Common Area (including patio walls) (ordinary wear and tear). Declaration, Article VI, Section (c)	Party Wall	Adjoining Owners	Split between Owners and Association (50/50)
Adjoining walls damaged due to act of an Owner (or Owner's family, guests, invitees, or agents). Declaration, Article VI, Section (b)	Party Wall	Offending Owner	Offending Owner

*Even though the Association is responsible to maintain common areas, landscaping, and other areas, if the need for maintenance or repair in such areas is caused through the act or negligence of an Owner, the cost of such maintenance or repairs shall be paid by the Lot Owner(s) and secured by the Assessment Lien. **Declaration, Article VIII.**