

MAINTENANCE GUIDE
FOR
venu AT GRAYHAWK CONDOMINIUM ASSOCIATION
BASED ON CONDOMINIUM DECLARATION (CC&Rs)**
(As of May 2020)



**** NOTE:** This Maintenance Guide is intended for reference only and as a convenient guide for the Unit Owners. It does not establish legal obligations and is not a legal document. The Condominium Declaration for Venu at Grayhawk Condominium, which is recorded as Document No. 2004-0207062, official records of the Maricopa County Recorder, State of Arizona, and any amendments thereto (the “CC&Rs”), is the legal contract between the Association and the Unit Owners. Also, note that this Maintenance Guide only refers to the obligations included in the CC&Rs. There can be other legal reasons that would form a basis for the Association or a Unit Owner to be held responsible for maintenance, repair, replacement, and/or reimbursement for the cost of same (e.g., by common law such as negligence), other than as set forth in the CC&Rs.

Item	Classification	Maintenance Responsibility	Maintenance Description	CC&R Section	
Appliances within the Unit (e.g. dishwasher, laundry, refrigerator, microwave, oven, and stove)	UNIT	OWNER	OWNER shall maintain, repair and replace all portions of Owner's Unit.	<i>Article 2, Section 2.5.1 Article 5, Section 5.2</i>	
Balconies & Patios	LIMITED COMMON ELEMENT	ASSOCIATION	ASSOCIATION shall maintain, repair, and replace the walls of the Balconies and the walls enclosing the Patios	<i>Article 5, Section 5.1</i>	
		OWNER	OWNERS are responsible for maintaining the interior of the Balcony or Patio allocated to their Units	<i>Article 2, Section 2.5.1 Article 5, Section 5.2</i>	
Cabinets, counters, toilets, showers, sinks, and other built-in fixtures within the Unit	UNIT	OWNER	OWNER shall maintain, repair and replace all portions of Owner's Unit.	<i>Article 2, Section 2.5.1 Article 5, Section 5.2</i>	
Chutes, flues, pipes, ducts, wires, conduits, or other fixtures including, but not limited to, natural gas, cable television, water and electric pipes, lines or meters, servicing more than one unit (including those portions located within walls)	Inside the Unit	COMMON ELEMENT	ASSOCIATION	ASSOCIATION shall maintain, repair, and replace all Common Elements.	<i>Article 1, Section 1.12 Article 5, Section 5.1</i>
	Outside the Unit	COMMON ELEMENT	ASSOCIATION	ASSOCIATION shall maintain, repair, and replace all Common Elements.	<i>Article 1, Section 1.12 Article 5, Section 5.1</i>
Chutes, flues, pipes, ducts, wires, conduits, or other fixtures including, but not limited to, natural gas, cable television, water and electric pipes, lines or meters, servicing only one unit (including those portions located within walls)	Inside the Unit	LIMITED COMMON ELEMENT	OWNER	OWNER shall maintain, repair, and replace all Limited Common Elements, whether located inside or outside the Units.	<i>Article 2, Section 2.8.1(a) Article 5, Section 5.2</i>
	Outside the Unit	LIMITED COMMON ELEMENT	OWNER	OWNER shall maintain, repair, and replace all Limited Common Elements, whether located inside or outside the Units.	<i>Article 2, Section 2.8.1(a) Article 5, Section 5.2</i>
Common Facilities/Amenities (pool, spa, ramadas, walking paths, clubhouse, fitness center, etc.)	COMMON ELEMENT	ASSOCIATION	ASSOCIATION shall maintain, repair, and replace all Common Elements.	<i>Article 1, Section 1.12 Article 5, Section 5.1</i>	
Electrical and Plumbing Fixtures within each Unit	UNIT	OWNER	OWNER shall maintain, repair and replace all portions of Owner's Unit, including the openings and outlets of all utility installations in the Unit.	<i>Article 2, Section 2.5.1 Article 5, Section 5.2</i>	
Electrical and Plumbing Meters for each Unit	LIMITED COMMON ELEMENT	OWNER	OWNER shall maintain, repair, and replace all Limited Common Elements, whether located inside or outside the Units.	<i>Article 2, Section 2.8.1(a) Article 5, Section 5.2</i>	
Entry Gates and Entry Monuments	COMMON ELEMENT	ASSOCIATION	ASSOCIATION shall maintain, repair, and replace all Common Elements.	<i>Article 1, Section 1.12 Article 5, Section 5.1</i>	
Exterior Paint – Buildings (e.g. paint, stucco, caulking, etc.)	COMMON ELEMENT	ASSOCIATION	ASSOCIATION shall maintain, repair, and replace all Common Elements.	<i>Article 1, Section 1.12 Article 5, Section 5.1</i>	
Floor Slab and Sub-Floor between Units.	COMMON ELEMENT	ASSOCIATION	ASSOCIATION shall maintain, repair, and replace all Common Elements.	<i>Article 1, Section 1.12 Article 5, Section 5.1</i>	

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Garage		LIMITED COMMON ELEMENT	OWNER	OWNER shall maintain, repair, and replace the interior portion of the garage, which includes the unfinished surfaces of the walls, floor, and ceiling.	Article 2, Section 2.8.1(e) Article 5, Section 5.2
			ASSOCIATION	ASSOCIATION shall maintain, repair, and replace all other portions of the garage.	Article 5, Section 5.1
Garage Door		LIMITED COMMON ELEMENT	OWNER	OWNER shall be responsible to maintain, repair, and replace the garage door and the automatic garage door opener for such garage.	Article 2, Section 2.8.1(e) Article 5, Section 5.2
			ASSOCIATION	ASSOCIATION is responsible to repaint the exterior of the garage doors.	Article 5, Section 5.2
Guest Parking Spaces		COMMON ELEMENT	ASSOCIATION	ASSOCIATION shall maintain, repair, and replace all Common Elements.	Article 1, Section 1.12 Article 5, Section 5.1
Heating and Air Conditioning Unit for each Unit		LIMITED COMMON ELEMENT	OWNER	OWNER shall maintain, repair, and replace all Limited Common Elements, whether located inside or outside the Units.	Article 2, Section 2.8.1(a) Article 5, Section 5.2
Hot Water Heaters		LIMITED COMMON ELEMENT	OWNER	OWNER shall maintain, repair, and replace all Limited Common Elements, whether located inside or outside the Units.	Article 2, Section 2.8.1(a) Article 5, Section 5.2
Landscaping		COMMON ELEMENT	ASSOCIATION	ASSOCIATION shall maintain, repair, and replace all Common Elements.	Article 1, Section 1.12 Article 5, Section 5.1
Pest Control	Outside the Unit	N/A	ASSOCIATION	ASSOCIATION shall perform such pest control services it deems necessary to control or prevent the infestation of the Condominium.	Article 1, Section 1.12 Article 3, Section 3.6
	Inside the Unit	N/A	OWNER	OWNER shall perform such pest control activities in the Unit as may be necessary to prevent insects, rodents and other pests from being present in the Unit.	Article 4, Section 4.6
Pony walls – Patios		LIMITED COMMON ELEMENT	ASSOCIATION	ASSOCIATION shall maintain, repair, and replace all Common Elements.	Article 2, Section 2.8.1(d) Article 5, Section 5.1
Pony walls and view fences (other than for balconies and patios)		COMMON ELEMENT	ASSOCIATION	ASSOCIATION shall maintain, repair, and replace all Common Elements.	Article 1, Section 1.12 Article 5, Section 5.1
Private Drives (to access certain garages)		COMMON ELEMENT	ASSOCIATION	ASSOCIATION shall maintain, repair, and replace all Common Elements.	Article 1, Section 1.12 Article 5, Section 5.1

Item	Classification	Maintenance Responsibility	Maintenance Description	CC&R Section
Private Streets	COMMON ELEMENT	ASSOCIATION	ASSOCIATION shall maintain, repair, and replace all Common Elements.	<i>Article 1, Section 1.12 Article 5, Section 5.1</i>
Railings – Balcony	LIMITED COMMON ELEMENT	ASSOCIATION	ASSOCIATION shall maintain, repair, and replace all Common Elements.	<i>Article 2, Section 2.8.1(c) Article 5, Section 5.1</i>
Roof (including scuppers, downspouts, and gutters)	COMMON ELEMENT	ASSOCIATION	ASSOCIATION shall maintain, repair, and replace all Common Elements.	<i>Article 1, Section 1.12 Article 5, Section 5.1</i>
Sidewalks (wherever located)	COMMON ELEMENT	ASSOCIATION	ASSOCIATION shall maintain, repair, and replace all Common Elements.	<i>Article 1, Section 1.12 Article 5, Section 5.1</i>
Unit Ceiling – finished surfaces (drywall, texture, paint, etc.)	UNIT	OWNER	OWNER shall maintain, repair and replace all portions of Owner’s Unit.	<i>Article 2, Section 2.5.1 Article 5, Section 5.2</i>
Unit Doors (e.g. entry, balcony, security doors)	UNIT	OWNER	OWNER shall maintain, repair and replace all portions of Owner’s Unit.	<i>Article 2, Section 2.5.1 Article 5, Section 5.2</i>
Unit Floors – finished surface (carpet, tile, wood, etc.)	UNIT	OWNER	OWNER shall maintain, repair and replace all portions of Owner’s Unit.	<i>Article 2, Section 2.5.1 Article 5, Section 5.2</i>
Unit Walls – finished surface (paint, textures, wallpaper, wallboard etc.)	UNIT	OWNER	OWNER shall maintain, repair and replace all portions of Owner’s Unit.	<i>Article 2, Section 2.5.1 Article 5, Section 5.3</i>
Unit Windows, Glass, and Screens, (including glass doors)	UNIT	OWNER	OWNER shall maintain, repair and replace all portions of Owner’s Unit.	<i>Article 2, Section 2.5.1 Article 5, Section 5.3</i>

- Pursuant to Article 5, Section 5.3 of the CC&Rs, if maintenance, repair, or replacement of any of the Common Elements or any Improvements located thereon is caused by the negligence or willful misconduct of an Unit Owner or an Unit Owner’s Lessees, Occupants, or Invitees/Guests, the cost of such maintenance, repair, or replacement shall be assessed to the responsible Unit Owner.
 - For example:
 - If a Unit Owner fails to maintain his water heater and the water heater leaks and causes damage to the Common Elements, the Association will assess the cost of repairing the damage to the responsible Unit Owner.
 - If a Unit Owner causes a plumbing backup that floods an adjacent Unit (whether a horizontal or vertical neighbor), the responsible Unit Owner may also be responsible to reimburse the adjacent Unit Owner the cost of repairing the adjacent Unit.
 - The Association considers these situations to be neighbor-to-neighbor disputes, and the Association will refrain from involving itself in the resolution of these situations unless the Common Elements are also damaged.
- If a Common Element issue occurs through no fault or negligence on the part of the Association and causes damage to a Unit, the Association will repair the Common Element issue, and the Unit Owner will be responsible to repair his or her Unit.
 - For example, if a Common Element roof leak occurs through no fault or negligence on the part of the Association and a water spot appears on a Unit ceiling, the Association will repair the roof leak, and the Unit Owner will be responsible to repair the finished surface of the ceiling, which may include, among other things, the drywall, texture, and paint.