

**CASA BELLA II CONDOMINIUMS MASTER OWNERS ASSOCIATION, INC.  
MAINTENANCE RESOLUTION**

This Maintenance Resolution is hereby adopted by a majority of the Board of Directors for the Casa Bella II Condominiums Master Owners Association, Inc. ("Association") and is effective as of the date of adoption.

**RECITALS**

**WHEREAS**, the Association and all Units are governed by the Amended and Restated Declaration of Condominium for Casa Bella II Condominiums, a Condominium Project recorded with the Office of the Maricopa County Recorder at Instrument No. 2017-0781302 ("CC&Rs"), the Association's Bylaws, the Plat Map, the Association Rules, and resolutions and policies of the Association (collectively referred to as "Governing Documents").

**WHEREAS**, Section 12.1.2.1 of the CC&Rs provides the Board the authority to adopt and amend Rules and regulations governing the operation and maintenance of the Project and the Units.

**WHEREAS**, unless otherwise stated herein and attached to this Resolution, all Governing Documents of the Association shall remain unchanged and in full force and effect and any capitalized terms set forth herein shall have the same definition as found in the Governing Documents.

**WHEREAS** the Association's Board of Directors seeks to clarify and set forth the maintenance obligations of the Owners and the Association as it pertains to the Condominium, which is more fully illustrated by the maintenance chart attached hereto as Exhibit "A" and incorporated herein by reference.

**THEREFORE, BE IT RESOLVED** that the Board of Directors of the Association pursuant to the CC&Rs hereby adopts the following Maintenance Policy:

**Association's Maintenance Obligations (CC&Rs 6.1, 12.1.2.3, and 13.1):**

1. The Association is obligated to maintain, repair and make necessary improvements to the Common Elements that include the foundations, columns, beams, supports, exterior and bearing walls, roofs, halls, corridors, fire escapes, entrances and exits of the Buildings, and the recreational facilities such as the pool and spa.
2. The Association shall also maintain the tanks, pumps, pipes, vents, ducts, shafts, flues, chutes, conduits, wires and other utility installations servicing the Units.
3. The Association shall also maintain and repair all exterior portions of the Buildings, structural elements of the Buildings and the parking areas and storage spaces.

**Owner's Maintenance Obligations (CC&Rs Sections 5, 7, 8.3, 13.1 & Plat Map):**

1. Owner is responsible to maintain, repair, replace and restore all portions of his or her Unit and all fixtures and outlets located therein.

2. Owner is responsible to maintain, repair, replace windows, doors, and the heating and air conditioning system and equipment exclusively serving his or her Unit.
3. Owner is responsible to maintain all allocated Limited Common Elements including, but not limited to, shutters, awnings, window boxes, doorsteps, stoops, porches, balconies, entryways, patios, water pressure valves, and parking spaces.
4. Owner is responsible to maintain, repair, and replace any portion of a chute, flue, duct, wire, conduit, bearing wall or bearing column that exclusively serves his or her Unit,

**Payment for Maintenance and Repairs:**

1. The Association's maintenance obligations set forth above are a Common Expense to be paid for by the Association, unless stated otherwise herein.
2. The Owners' maintenance obligations set forth above are to be paid for exclusively by the Owners.
3. Any damage to the Common Elements, including the improvements, landscaping or equipment thereon, or the structural components of the Limited Common Elements caused by the negligent or willful conduct of an Owner or the Owner's family, guest, resident, tenant or invitee, shall be assessed against the Owner and secured by the Association's Assessment lien.

This Resolution was passed this 22 day of September, 2022, by a majority of the Board of Directors for the Association as evidenced by signatures below.

**CASA BELLA II CONDOMINIUMS MASTER OWNERS ASSOCIATION, INC.**

By: Bobbie Reid  
 By: Carol McGowan  
 By: Mary Kahat  
 By: \_\_\_\_\_  
 By: \_\_\_\_\_

## Casa Bella II Condominiums – Maintenance Chart

<u>Items</u>	<u>Maintenance:</u> Who is responsible for maintenance and repair of Items?		<u>Payment:</u> Who pays for the maintenance and repairs? *
	Owner	Association	
Units	X		Paid for by the Owner
Exterior surfaces of the Buildings and land upon which Buildings are located		X	Paid for by the Association
Foundations, roofs, halls, corridors, fire escapes, entrances and exits to Buildings and all recreational facilities.		X	Paid for by the Association
Shutters, awnings, windows, window boxes, doors, doorsteps, stoops, porches, balconies, entryways, patios, and parking spaces	X		Paid for by the Owner
Heating and AC units appurtenant to the Unit and all accompanying components	X		Paid for by the Owner
Parking areas and storage spaces and all structural elements of the Buildings.		X	Paid for by the Association
Tanks, pumps, pipes, vents, ducts, shafts, flues, chutes, conduits, wires and other utility installations servicing the Units.		X	Paid for by the Association
Any portion of a chute, flues, ducts, wires, conduits bearing walls, and bearing columns serving only 1 Unit.	X		Paid for by the Owner
Any remaining Common Elements not specifically referenced herein		X	Paid for by the Association

*\* Each Owner shall be liable to the Association for any damage caused to the Common Elements, the structural components of the Limited Common Elements or the improvements, landscaping or equipment located on the Common Elements which results from the negligence or willful conduct of the Owner and the Owner's guests, residents, or invitees.*