

CHATEAU DE VIE TWO TOWNHOUSES ASSOCIATION

MAINTENANCE CHECKLIST

ITEM	TYPE OF ELEMENT	WHO MAINTAINS?	WHO PAYS?
Townhouse – Interior: All unfinished surfaces of perimeter walls, front and back doors, floors, ceilings, windows, all lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, finished flooring, gates.	Part of Townhouse Unit	Unit Owner	Unit Owner
All fixtures and equipment installed within a townhouse unit, commencing at a point where the utility lines, pipes, wires, conduits or systems enter the exterior walls of a townhouse unit. Termite treatment.	Part of Townhouse Unit	Unit Owner	Unit Owner
Townhouse – Exterior: Finished surfaces of entryways, stairways, patios, balconies, walls/fences, yards.	Part of Townhouse Unit	Unit Owner	Unit Owner
Heating & A/C units, pipes, ducts, electrical wiring & fixtures located inside unit or located outside if serving only one unit.	Part of Townhouse Unit	Unit Owner	Unit Owner
Common Areas/Elements			
Parking areas, carports, pavements, walkways, asphalted areas, driveways, stairways, private streets, sewage pipes, trees, landscaped common areas, and RV Storage Area.	Common Element †	Association	Common Expense
Recreational facilities, community facilities, swimming pool and surrounding area, pumps, pipes, wires, conduits and other public utility lines.	Common Element †	Association	Common Expense
Exterior of townhouse/structures (excluding windows, window fixtures, doors & other hardware), roofs, stoops, porches.	Part of Townhouse Unit*	Association	Common Expense
Trash removal.	Service	Association	Common Expense

Unit Owners are required to maintain their Units in good order and repair. If any Unit Owner fails to maintain his or her Unit in good order and repair, the Association is authorized to make any necessary repairs and charge those repair costs to the Unit Owner.

† In addition, even though the Association is responsible to maintain, repair or replace Common Areas/Elements, Unit Owners causing any damage are responsible for such costs of repair or replacement.

* Although the Association must maintain the structural portions of the exterior of the townhouses, the Association is authorized to pass those costs through to the Townhouse Unit owner(s) if the repairs are due to the negligence or misconduct of the Townhouse Unit Owner. Unit Owners must also keep the exteriors of their Townhouses (patios, balconies, etc.) painted, swept, washed and clear of debris.