

MAINTENANCE GUIDE

FOR THUNDERBIRD PASEO CONDOMINIUM BASED ON CONDOMINIUM DECLARATION (CC&Rs)**

(As of May, 2013)

** NOTE: This Maintenance Guide from the Board of Directors of the Association is intended for reference only and as a convenient guide for the homeowners. It does not establish legal obligations and is not a legal document. The Condominium Declaration (CC&Rs) is the legal contract between the Association and the owners. Also, note that this Reference Guide only refers to the obligations under the CC&Rs. There can be other legal reasons that would form a basis for the Association or the owner to be held responsible for repair, maintenance, replacement and/or reimbursement for the cost (e.g., by the Arizona Revised Statutes, Common Law, etc.).

Items	Common/Limited Common Element/Unit; Reference in CC&Rs	Responsibility to Maintain, Repair, Replace; Reference in CC&Rs
<p>Walkways and landscaping on Common Element tracts</p> <p>Parking areas and coverings on Common Element tracts</p> <p>Landscaping and grounds of Common Element tracts</p> <p>Clubhouse, swimming pool, tennis court and all other recreational areas</p> <p>Perimeter walls</p> <p>Landings and stairways of Buildings</p> <p>Fixtures or improvements (i.e. utility lines, pipes or conduits, etc.) located in Common Elements</p> <p>Fixtures or improvements (i.e. utility lines, pipes or conduits, etc.) located within a Unit but that serve more than one Unit</p> <p>Building exteriors, including roofs and trim, to the unfinished surface of interior surfaces of walls, floors, ceilings, doors and windows</p> <p>Building foundations</p>	<p>COMMON ELEMENT</p> <p>Sections 1.12, 1.46, 2.5</p>	<p>ASSOCIATION has maintenance, repair and replacement responsibility.</p> <p>Section 5.1</p> <p>Unless there is a legal exception, for example, damage caused by a resident can be charged to the resident.</p>

<p>Porches, Patios, Balconies and Storage Rooms</p>	<p>LIMITED COMMON ELEMENT</p> <p>Sections 1.30, 2.8</p>	<p>ASSOCIATION has maintenance, repair and replacement responsibility. OWNERS must keep clean, safe, sanitary and attractive.</p> <p>Sections 5.1, 5.2</p>
<p>Pipes, vents, ducts, shafts, flues, chutes, conduits, wires and other utility installations including heating or air conditioning units, natural gas, cable television, water and electric pipes, lines and meters, and other such systems or apparatus or equipment or fixtures that are located outside of a Unit and serve only that Unit</p>	<p>LIMITED COMMON ELEMENT</p> <p>Sections 1.30, 2.8</p>	<p>OWNER has maintenance, repair and replacement responsibility.</p> <p>Section 5.2</p>
<p>All exterior doors and windows, including frames and glass</p>	<p>LIMITED COMMON ELEMENT</p> <p>Sections 1.30, 2.8</p>	<p>OWNER has maintenance, repair and replacement responsibility.</p> <p>Section 5.2</p>
<p>Rooms and space within Unit boundaries (the interior unfinished surfaces of walls, floors, ceilings, windows and doors)</p> <p>All lath, furring, wallboard, plasterboard, plaster, finished flooring and paneling tiles</p> <p>Wallpaper, paint, and other wall, ceiling or floor coverings on interior surfaces</p>	<p>UNIT</p> <p>Sections 1.46, 2.5</p>	<p>OWNER has responsibility for maintenance, repair and replacement.</p> <p>Section 5.2</p>

<p>All fixtures and improvements within a Unit including chutes, flues, wires, conduits, heating and air conditioning units, hot water heaters, and gas, cable television, water and electric pipes, lines or meters that are within the boundaries of a Unit and serve only that Unit</p> <p>Openings and outlets of all utility installations within the Unit</p> <p>Cabinets, refrigerators, stovetops, and other fixtures</p> <p>Fireplaces (if any)</p> <p>Air conditioning, heating and any other systems or equipment that exclusively serves one Unit</p>	<p>UNIT</p> <p>Sections 1.46, 2.5</p>	<p>OWNER has responsibility for maintenance, repair and replacement.</p> <p>Sections 5.2, 5.5</p>
--	---------------------------------------	---