

SCOTTSDALE 2000 CONDOMINIUM ASSOCIATION

MAINTENANCE CHECKLIST

ITEM	TYPE OF ELEMENT	WHO MAINTAINS?	WHO PAYS?
Chute, flue, duct, wire, conduit, bearing wall, bearing column or other fixture partially within and partially outside the designated boundaries of Unit that only serve that Unit. A.R.S. 33-1212(2)	Part of Limited Common Element	Association	Association*
Portions of wall, floors, and ceilings not constituting part of the finished surface. A.R.S. 33-1212(1)	Part of Common Element	Association	Association
Chute, flue, duct, wire, conduit, bearing wall, bearing column or other fixture partially within and partially outside the designated boundaries of Unit that serve more than one Unit or portion of common element. A.R.S. 33-1212(2)	Part of Common Element	Association	Association**
Maintenance and repair and upkeep work within his/her own unit, which if omitted, would affect the Regime in its entirety or in a part belonging to other Co-Owners. Bylaws Article VI, Section 3(a)	Part of Unit	Owner	Owner
Repair and replacement of roof. Bylaws Article VI, Section (e)	Part of Unit	Owner	Owner
All internal installations of the apartment, such as water, light, gas, power, sewage, telephone, air-conditioning, doors, windows, lamps and all other accessories belonging to the individual unit. Bylaws Article VI, Section 3(b)	Part of Unit	Owner	Owner
Carport. Declaration Section 5	Part of Unit	Owner	Owner
Storage Space. Declaration Section 5	Part of Unit	Owner	Owner
Service Yard. Declaration Section 5	Part of Unit	Owner	Owner
Patio Area. Declaration Section 5	Part of Unit	Owner	Owner
Lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, finished flooring and materials constituting any part of the finished surfaces. A.R.S. 33-1212(1)	Part of Unit	Owner	Owner

Party wall damaged through an act of one of adjoining owner, or owner's guest, agent, or family member. Declaration Section 18(b)	Part of Unit	Owner	Owner who caused damage to the party wall
Party wall damaged by reason other than adjoining owners, including ordinary wear and tear or time. Declaration Section 18(c)	Part of Unit	Owner	Both adjoining owners at joint and equal expense ***
Modifications to the Unit or Lot made by the Owner. Bylaws Article VI, Section 6(a)(c)	Part of Unit	Owner	Owner
Upkeep of all general common areas. Declaration Section 11(a)	General Common elements	Association	Common Expense

*Any common expense associated with the maintenance, repair or replacement of a limited common element shall be equally assessed against the units to which the limited common element is assigned.

**Any common expense or portion of a common expense benefitting fewer than all of the units shall be assessed exclusively against the units benefited.

*** In the event of a dispute between owners with respect to the repair or rebuilding of a party wall or with respect to the sharing of the cost thereof, Section 18(e) provides the procedures to determine allocation of costs.

A Co-Owner shall reimburse the Council for any expenditures incurred in repairing or replacing any common area damaged through his own fault. **Bylaws Article VI, Section 3(c)**