

WOODMAR IV ASSOCIATION

MAINTENANCE CHECKLIST

ITEM	TYPE OF ELEMENT	WHO MAINTAINS?	WHO PAYS?
Laundry and Utility Rooms as designated on the Plat (L-1, L-2, L-3 and L-4). Horizontal Declaration Article III, Section 12(b); CC&Rs Article II, Section 2	Part of Restricted* General Common Element	Association	Association
Patios as designated on the Plat (P-1, P-2, P-3) Horizontal Declaration Article III, Section 12(a)	Part of Restricted General Common Element	Association	Association
Covered Parking and Storage Areas as designated on the Plat (G-1, G-2, G-3, G-4). Horizontal Declaration Article III, Section 12(c)	Part of Restricted General Common Element	Association	Association
Buildings (exclusive of the Apartments therein), including without limitation the foundations, roofs, exterior and bearing walls, floors, ceilings, patios, stairways balconies, laundry and utility rooms, and covered parking or garage areas. Horizontal Declaration Article III, Section 7(b); CC&Rs Article II, Section 2	Part of the General Common Element**	Association	Association
Removal of trash of all areas except interior of Apartments and Restricted General Common Elements. CC&Rs Article II, Section 2	Part of General Common Element	Association	Association
Unfinished surfaces of the perimeter walls, floors and ceilings surrounding his respective apartment. Amendment, CC&Rs Article III, Section 11.	Part of General Common Element	Association	Association
All improvements upon or to the General Common Elements, including without limitation all swimming pools, ramadas, and other recreational facilities designed for common use or enjoyment by more than the Owner of a Single Apartment. Horizontal Declaration Article III, Section 7(d); CC&Rs Article II, Section 2	Part of General Common Element	Association	Association
All streets, drives, walkways and other means of ingress and egress, and all parking areas designed for common use or enjoyment by more than the Owner of a Single Apartment. Horizontal Declaration Article III, Section 7(d); CC&Rs Article II, Section 2	Part of General Common Element	Association	Association

All sprinkler systems and landscaping, any and all compartments or installations of central services for public utilities and all other facilities, devices and premises designed for common use or enjoyment by more than the Owner of a Single Apartment. Horizontal Declaration Article III, Section 7(d); CC&Rs Article II, Section 2	Part of General Common Element	Association	Association
Maintenance of electricity, plumbing, water and other utilities serving an Apartment Unit. CC&Rs Article VIII, Section 3.	Part of Unit	Owner	Owner
Items of equipment installed and intended for the sole use and enjoyment of the Owner of the apartment, and no other, including without limitation any hot water heater, heating or refrigerator units installed within the General or Restricted General Common Elements for use by only one apartment. Horizontal Declaration Article III, Section 2(d)	Part of Unit	Owner	Owner
Apartment windows and interior of Apartment and cleanliness and trash removal of his own apartment. CC&Rs Article II, Section 2	Part of Unit	Owner	Owner
Walls and partitions which are contained in owner's respective apartment. Amendment, CC&Rs Article III, Section 11.	Part of Unit	Owner	Owner

Insurance Responsibilities

The Association is responsible to obtain insurance for all General Common Elements against loss or damage by fire or other hazards in amount sufficient to cover the full replacement cost of any repair or reconstruction work.

The Association is responsible to obtain a broad public liability policy covering all the General Common Elements.

Premiums for above insurance shall be a common expense paid through assessment dues.

The Owner is responsible for fire and hazard insurance upon his Apartment Unit and homeowner's liability insurance, theft and other insurance covering personal property damage and loss.

*Restricted General Common Elements are part of the General Common Elements, but they are subject to an easement for the exclusive use and enjoyment of the Owners of the apartment to which they are assigned, as an inseparable appurtenance to said apartment.

**CC&Rs Article II, Section 3(a) lists potential General Common Areas, including but not limited to, mowing grass, caring for the grounds, sprinkler system, swimming pool, sewer lines, water lines, electric lines, telephone lines, gas lines, roofs, exterior walls of the Apartment Units, and other charges required by the Declaration and of all rubbish removal, and of all water and other utilities which are not separately metered to the respective Apartment Units.

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. A.R.S. § 33-1255(C)(1). The Declaration refers to Restricted General Common Elements but would likely be considered Limited Common Elements for purposes of this statute.

Any common expense or portion of a common expense benefitting fewer than all of the units shall be assessed exclusively against the units benefited. A.R.S. § 33-1255(C)(2).

In the event any General Common Element of Apartment Unit is damaged or destroyed through the negligent or culpable act of an Owner or any of his guests, tenants, agents or members of his family, such Owner does hereby irrevocably authorize the Association to repair said damaged element or Apartment Unit. The Owner shall then repay the Association the amount actually expended for said repairs. See CC&Rs Article V, Section 1.