

CHATEAU DE VIE TWO TOWNHOUSES ASSOCIATION

MAINTENANCE CHECKLIST (Revised June 2020)

See Amended and Restated Declaration of Covenants, Conditions and Restrictions (“Declaration”), (Recorded at Instrument No. 1969-0074347, Maricopa County Recorder), as amended.

The Association owns the “Common Areas” in the Association and is considered a Planned Community under Arizona law.

Townhouse/Lot	TYPE OF ELEMENT	WHO MAINTAINS?	WHO PAYS?
Townhouse – Interior – Homeowner is responsible for all maintenance of the interior surfaces of the townhouse and sheds (floors, ceilings, and walls, slabs). Declaration, Article IX	Part of Townhouse/Lot	Owner	Owner
Townhouse – Interior – Homeowner is responsible for all maintenance of 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. This includes all pipes located under the slab. Maintenance includes all water/sewer lines. Declaration, Article IX	Part of Townhouse/Lot	Owner	Owner
Townhouse – Exterior – Homeowner is responsible for maintaining windows, exterior doors (and door frames) and window fixtures (frames, hinges, jambs, knobs, locks), and other fixtures, plus all portions of the exterior not maintained by the Association such as gutters, patio covers, mailboxes, lighting fixtures or any other item not installed by the Developer. Declaration, Articles VIII & IX	Part of Townhouse/Lot	Owner	Owner
Townhouse - Exterior portions of the Buildings, excluding doors and door frames. Declaration, Article VIII; Plat Map	Part of Townhouse/Lot	Association	Common Expense
Heating & A/C units, pipes, ducts, electrical wiring & fixtures located inside Townhouse Units or outdoor sheds. The Association is not obligated to maintain water/sewer lines serving a Townhouse. Declaration, Article IX	Part of Townhouse/Lot	Unit Owner	Unit Owner
Exterior – Association maintains all property up to the exterior building lines and patio enclosures, including roofs, exterior portions of patios, carports, and storage facilities or sheds, including siding, spigots located on the exterior of the buildings on the property; and public utility lines in the Common Area, plus other maintenance the board determines to be in the best interests of the Association/Members. This excludes all non-original items (gutters, patio covers, etc.) Declaration, Article VIII; Plat Map	Portions of Exterior Townhouse or Common Areas	Association	Association
Common Areas			
All property outside the exterior building lines, including landscaping, parking areas, streets, and recreational facilities (pool). Declaration, Article VIII	Common Area	Association	Association

Public Utilities: Pipes, ducts, electrical wiring, utility boxes & lines relating to Common Areas. Declaration, Article I, Section 3, Article VIII	Common Area/Area of Association Responsibility	Association	Association
Services			
Pest and termite control. Declaration, Article XI	Service	Owner	Owner
Trash removal. Declaration, Article VIII	Service	Association	Common Expense
Party Walls			
Walls that are on the dividing line between townhouse units. Declaration, Article VI, Section (c)	Party Wall	Adjoining Owners	Adjoining Owners (50/50)
Walls that are on the dividing line between townhouse units and Common Area (including patio walls). Declaration, Article VI, Section (c)	Party Wall	Adjoining Owners	Split (50/50) between Owners & Association
Adjoining walls damaged due to act of an Owner (or Owner's family, guests, invitees, or agents). Declaration, Article VI, Section (b)	Party Wall	Owner(s) who caused damage	Owner(s) who caused damage