VISTA COLLINA HOMEOWNERS ASSOCIATION, INC.
LOT MAINTENANCE CHECKLIST (Revised February 2018)

ITEM	TYPE OF ELEMENT	WHO MAINTAINS?	WHO PAYS?
Unit – A portion of the condominium designated for separate ownership or occupancy; boundaries are the exterior boundaries shown on Plat map, except for the Common Elements [CC&Rs, 1.2.34, 2.5.1, 2.5.2]; This includes: roofs, gutters, downspouts, exterior of buildings (including exterior light fixtures), garage doors, Private Yards and all gates…including gates located in the Public Yards [CC&Rs [1.2.20, 1.2.27, 5.1, 5.2]	Unit	Unit Owner	Unit Owner
Utility facilities which the Association has no responsibility for if serving only one Unit, including those inside the Private Yards – gas, cable, television, water, electric pipes, lines or meters. [CC&Rs 2.5.2, 4.3]	Unit	Unit Owner	Unit Owner
All fixtures and improvements-chutes, flues, wires, conduits, A/C & heating units, hot water heaters, windows, doors and all improvements inside a Unit serving only one Unit [CC&Rs 2.5.2]	Unit	Unit Owner	Unit Owner
Party walls - Walls built on a common boundary line between Units. [CC&Rs 1.2.20, 5.2]	Boundary Wall	Each unit Owner maintains their side of the wall	Unit Owner(s)
The Association maintains the landscaping within the Public Yards, [CC&Rs 5.1, 5.2]	Unit	Association	Common Expense
Common Elements – Tracts (A-D) owned jointly by the Owners and designed for the common use and enjoyment of all owners. Tract A -private street (decorative pavers, landscaping), easements [#6, General Note, on Plat Map] [CC&Rs 5.2]. Tract B & C –the NAOS areas behind homes. [Plat Map]. Tract D – public water & sewer systems.	Common Element	Association	Common Expense
Conduits, plumbing, wiring, and other facilities for utility services in common area or either inside or outside the Unit if they serve more than one Unit. [2.5.2]	Common Element	Association	Common Expense
All areas between the building envelope and the individual Unit line are designated as Limited Common Elements [#9 General Notes, on Plat Map] - which includes private drives, mailbox structures, paths, and walls.	Limited Common Element	Unit Owner	Unit Owner