

## PASEO VILLAS HOMEOWNERS

April 19, 2022

It has come to the attention of PVIA that we are experiencing an increasing number of **damaged, cracked, and broken** exterior garage light fixtures. This can be attributed to several factors, including the age of the fixtures, brittleness of the ceramic housing material, and unintended use as display holders for flags and other decorations, **a use for which they are not designed. This use has never been approved or authorized by any PVIA Board or Committee.**

These fixtures are not readily available, and the replacement cost for each light fixture is currently \$410 plus tax, which includes installation, wiring, and painting.

**The Association is responsible for the repair and replacement of these fixtures.** However, PVIA's responsibility under Article VIII of the Declaration of Responsibilities of the Exterior Maintenance Policy is limited to maintenance, repair and/or replacement of very specific areas that result from **normal aging and exposure. Any other maintenance, repair and/or replacement caused by, but not limited to,** construction defects, weather conditions (wind, rain, flood, sunlight,) heat, fire, accidents, vandalism, Owner's or Owner's guest's negligence, settling soil or concrete, privately owned foliage, etc., **are the responsibility of the Owner.** The Owner is encouraged to obtain Homeowner's insurance to protect against these types of losses.

Again, please understand that you, **not PVIA,** will be responsible for the full cost of the replacement of the fixture if it is cracked, chipped, or broken, and it is being used in a manner for which it not designed nor authorized.

Board of Directors

PVIA