

The Monaco Condominium Homeowners Association Inc (Phase I)

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Online at www.stratfordmanagement.org

POLICY ON REPAIRS

(adopted July 27, 2012)

The Monaco Condominium Homeowners Association Inc has approved as policy the Association and Homeowner responsibilities listed below. The Association, Management Company and homeowners are required to follow this policy. The list provided is not all inclusive and will be updated as new repair questions arise

ASSOCIATION RESPONSIBILITIES

The Association shall be responsible for the following:

- Roofs (exclusive of damage caused by any Unit initiated installation/placement, etc)
- Exterior painting (painting will be performed on a scheduled building-by-building basis and not by request)
- Interior damage caused by Common Element leaks that are attributable to original installation or Association modifications
- Doors which are part of the Common Area and are not intended for individual units
- Original or Association modified plumbing in the Common Area
- Plumbing leaks which originate from pipes behind the wall of a unit if original or Association modified installation
- Maintenance of Common Areas
- All original or Association modified common elements within a unit which contribute to the support of the building, including outside walls, floors and ceiling slabs and load-bearing columns/walls
- Exterior light fixtures which benefit the Common Area
- All original or Association modified conduits, ducts, plumbing, wiring and other facilities that provide utility services which are located behind the walls of individual units
- Homeowners must call Stratford Management (if after hours leave a message on the Emergency Line). If unable to contact them, a list of preferred vendors is attached

HOMEOWNER RESPONSIBILITIES

The homeowners shall be responsible for the following:

- Interior plumbing which includes:
 - ✓ Showers, shower pans and tile (shower pan and tile should be properly sealed with a sealant specifically intended for use in shower areas; the shower areas should be checked at least yearly to ensure they have a proper seal)
 - ✓ Tubs and enclosures, sinks, toilets, faucets, dishwashers
 - ✓ Leaks originating within the confines of the unit
- Doors for individual units, frames and thresholds
- Windows, frames and screens
- Interior electrical fixtures, wiring, fuse boxes, patio light fixtures, light bulbs for fixtures on patios, decks or any fixture on the wall outside the unit
- Cabinets, appliances (including dryer vents), floor coverings and wall coverings
- All Common element damage originating from within an individual unit (electrical, water and so forth). When it cannot be determined whether the damage originated within a unit or in the Common Area, the cost of repairs will be determined by the Association's Board of Directors
- Air conditioners, heat pumps, ducts and associated air handling installations