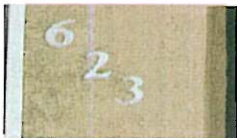





Parkview Villas

MAINTENANCE RESPONSIBILITY CHART

Maintenance Component	Association	Owner	Photo
Alarms – within Units		√	
Address Sign	√		
Air Conditioner (including slab & lines) (1)		√	
Appliances – Built-In & Freestanding and all accessories and parts		√	
Bearing Walls	√		
Cabinets		√	




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Parkview Villas

MAINTENANCE RESPONSIBILITY CHART

Maintenance Component	Association	Owner	Photo
Cable Boxes – Exterior (2)	√		
Cable Television Wiring		√	
Caulking – Exterior (Unless designated otherwise below)	√		
Ceilings (1)		√	
Chimney	√		
Circuit Breakers (2)	√		

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MAINTENANCE RESPONSIBILITY CHART

Maintenance Component	Association	Owner	Photo
Columns	✓		
Doorbell – Components/Button Switch (1)		✓	
Doorbell – Interior Box/Component		✓	
Doors – to Units/Garage, including Components and Hardware, such as Frames, Sliding Frames, Track Glass, etc. (1)		✓	
Doors – Exterior – Paint (1)		✓	
Doors – Interior/Closet/Sliding/ Frame& Track		✓	

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MAINTENANCE RESPONSIBILITY CHART

Maintenance Component	Association	Owner	Photo
Doors – Sliding Glass (1)		✓	
Drainage, Downspouts, Gutters	✓		
Drains – Tub, Shower, Sink (Other)		✓	
Drains – Backyard (Maintenance)		✓	
Dryer Vents (1)	✓		

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MAINTENANCE RESPONSIBILITY CHART

Maintenance Component	Association	Owner	Photo
Electric Outlets (Yard)		√	
Electrical Outlets & Switches (Controlled within Unit/Garage)		√	
Electrical Outlets & Switches (Not Controlled within Units/Garage/Yard)	√		
Exterior Wall Surfaces (Stucco/Sliding) (1)	√		
Fencing (Adjoining/Between Common Area/Yard) (1)	√		
Fencing (Adjoining/Between Units) (1)	√		

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MAINTENANCE RESPONSIBILITY CHART

Maintenance Component	Association	Owner	Photo
Fencing (Common Area)	✓		
Fire Extinguishers (Common Area)	✓		
Fireplaces		✓	
Flooring (within Unit)		✓	
Foundation	✓		






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Parkview Villas

MAINTENANCE RESPONSIBILITY CHART

Maintenance Component	Association	Owner	Photo
Front Entry Slabs	✓		
Garage - Exterior Door and Surfaces (1)	✓		
Garage - Interior Surface, General Repair and Maintenance, including openers, rollers, springs, hinges		✓	
Gas Pipes – All (2)	✓		
Gas Valves, Shut-Off (2)	✓		

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MAINTENANCE RESPONSIBILITY CHART

Maintenance Component	Association	Owner	Photo
Heating and Cooling Equipment		√	
Irrigation, including Sprinklers and Drains (Common Area)	√		
Irrigation, including Sprinklers and Drains (Yards)		√	
Landscaping (Common Area)	√		
Lighting Fixtures (Not Controlled by Owners)	√		
Lighting Fixtures (Controlled within Units/Garage, including outdoor fixtures) (1)		√	

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MAINTENANCE RESPONSIBILITY CHART

Maintenance Component	Association	Owner	Photo
Lighting – Interior, within Units		√	
Mailbox Keys and Locks		√	
Mailboxes	√		
Paint – Interior		√	
Parking Areas	√		
Parking Areas (Maintaining Free of Oil Stains and Automobile Waste and Discharge)		√	
Party Walls	√		


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MAINTENANCE RESPONSIBILITY CHART

Maintenance Component	Association	Owner	Photo
Pests and Wood Destroying Organisms (Within Units)		√	
Pests, Wood-Destroying Organisms (Common Areas)	√		
Pests, Wood-Destroying Organisms (Yards)		√	
Pet Waste		√	
Pipes – Gas, Water, Waste (2)	√		
Plumbing – Components within Unit		√	
Plumbing – Interior Outlets & Fixtures		√	
Plumbing (slab leak)	√		





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MAINTENANCE RESPONSIBILITY CHART

Maintenance Component	Association	Owner	Photo
Roofing (1)	√		
Satellite Dish Maintenance		√	
Sewer – Lines & Components (2)	√		
Showers – Components within Units		√	
Sinks – Kitchen, Bathrooms, within Units		√	
Slab and Footings	√		




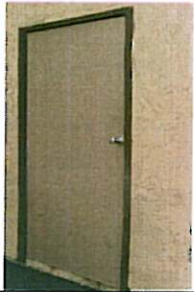

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MAINTENANCE RESPONSIBILITY CHART

Maintenance Component	Association	Owner	Photo
Smoke Detectors – within Units		✓	
Sprinkler Control Box	✓		
Stairs – Servicing Unit (1)		✓	
Storage Doors (1)		✓	
Streets, Driveways, and Walkways	✓		

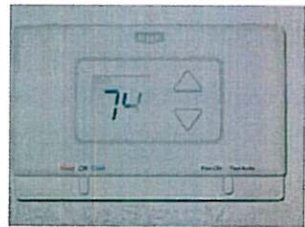




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MAINTENANCE RESPONSIBILITY CHART

Maintenance Component	Association	Owner	Photo
Thermostat		✓	
Toilets and Tubs – Components within Units		✓	
Trash Enclosure (Wood Fencing)	✓		
Trim on Outside of Buildings	✓		
Utility Doors	✓		

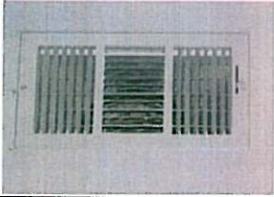

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Maintenance Component	Association	Owner	Photo
Utility Installations – ducts, chutes, conduits, wires, etc. (2)	√		
Utility Walls	√		
Vents – within Units		√	
Wall Coverings – Paper, Paneling, Paint		√	
Walls – Interior Surfaces		√	
Waste Pipes – All (2)	√		
Water Heater & Equipment		√	

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MAINTENANCE RESPONSIBILITY CHART

Maintenance Component	Association	Owner	Photo
Water Pipes – All	√		
Windows (Frames, Glass, Screens, etc.) (1)		√	
Wires (including all utility wires) not within Units/Garage, including within walls	√		
Wires (non-utility wires) within Units/Garage		√	
Yards		√	

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