

Maintenance, Repair & Replacement Responsibilities for Mesa Ridge Homeowners Association

A = Mesa Ridge Homeowners Association
O = Owner

This chart describes the maintenance obligations between Mesa Ridge Homeowners Association and the Owners within the Association. The term “maintenance” as used below shall include the maintenance, repair and replacement of that component unless otherwise stated.

This document is intended to be a supplement and clarify the Declaration. However, the Declaration has important additional language including, but not limited to, provisions relating to Insurance, Damage and Destruction, Owner’s Negligence, Architectural Control, Protective Covenants and the definition of “Building”.

Building Exterior	Maintenance
Exterior Building Surfaces	A
Foundation Walls	A
Building Foundation	A
Roof	A
Gutters & Downspouts	A
Window Wells	A
Exterior Paint – Walls, Fascia, Window & Door Trim	A
Exterior Paint – Front Door	O
Exterior Paint – Back Door	O
Glass Surfaces of Windows and Doors and Skylights	O
Structural Components of Windows and Doors	O
Owner Installed Solar Panels	O
Skylights (exterior surfaces except glass)	A
Other Roof – Mounted Exterior Improvements by Developer/Association	A
Other Roof – Mounted Exterior Improvements by Owner	O
Developer – Installed Decks	O
Developer – Installed Patios	O
Owner – Installed Decks	O
Garage Doors (Structural)	O
Garage Doors (Exterior Paint)	A
Appearance (Outside of Paint) and Mechanical and Electrical Components of Garage	O
Crawl Space (Venting, Dampness, odor, etc.)	O

Crawl Space (Exterior Vents)	A
Swamp Cooler	
Swamp Cooler (Spring Start up)	O
Swamp Cooler (Fall Winterization)	O
Swamp Cooler (Routine Maintenance, leaking valves, lines, float level adjustments)	O
Swamp Cooler (Parts Replacement, motors, pumps, float assembly, spider distribution tubes)	O
Swamp Cooler Cover Replacement	O
Swamp Cooler Cover Tie Down Devices, Straps, Ropes, Etc.	O
Swamp Cooler leaks, malfunction, failure for Owner or Owner's Contractor installed swamp cooler including failure to install roof jacks, etc.	O
Swamp Cooler part replacement _motor, pump, etc.) if owner or Owner's Contractor failed to install all new parts (such as re-used old motor, etc.)	O
Exterior Water Faucets Bibs	O
Exterior Light Fixtures (front door)	O
Exterior Electrical Components	O
Exterior Light Fixtures (security)	A
Exterior House Numbers	A
Exterior – Removal of bee or wasp nests, bird nests	A
Driveways	A
Sidewalks	A
Front Entry (porch), concrete steps, or entryway	A
Owner Installed Patio Enclosures	O
Roof Jacks on plumbing and heating vents that extend through the roof if part of original construction	A
Wood or Concrete Steps from Back Door	O

Grounds	Maintenance
Underground electrical Service Line from point of shared service to Owner's electrical "breaker box"	A
Trees, Shrubs and grass common area	A
Trees, Shrubs and flowers in common area planted by Owner	O

Repair/Replacement of water line, water shut off valves, etc. between water district's curb stop (main shut – off) and Owner's house	A
Repair/Replacement of sewer line between point of shared service and the Owner's house	A
Drainage – irrigation and storm water – if in common area	A
Common Area, generally	A
Owner Installed improvements	O
Individual Mail Boxes	O
Individual Mail Box Post	A

Unit Interiors	Maintenance
Interior Surfaces of Perimeter Walls, Floors and Ceilings	O
Interior Unfinished Surfaces of Walls Floors and Ceilings	O
Interior Portion of Perimeter walls	O
Party Walls	O
Sewer Lines, Water Lines, Meter and Meter Pits	O
All fixtures within units as installed by Owner	O
Appliances	O
Furnishings	O
Window Coverings	O
Interior water shut off valves serving as a single Unit when located in a single unit	O
Interior water shut off valves serving multiple units	A
Door weather seals on front or back doors	O

Other	Maintenance
Common Elements depicted on the map or described in the Declaration and not otherwise listed	A
Any improvements or fixture installed by Owner and not otherwise listed.	O