



Hindman Sanchez

MAINTENANCE, REPAIRS, REPLACEMENT AND INSURANCE RESPONSIBILITIES FOR RED CANYON TOWNHOMES OWNERS ASSOCIATION

December 2, 2011

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NOTE: This chart shows whether Owners or the Association is responsible for the maintenance, repair and replacement of various components pursuant to the Declaration of Conditions, Covenants, Restrictions and Easements for Red Canyon Townhomes.

A = Red Canyon Townhomes Owners Association

O = Owner

G = Garage Unit Owners

	MAINTENANCE ¹	INSURANCE
BUILDING EXTERIORS		
Residence-structure, including foundation, fascia, columns, girders, beams and supporting walls (perimeter and non-perimeter excluding party walls)	A ^{2,5}	A ⁷
Siding, sheathing, wrap, trim, caulking, molding, and other exterior building surfaces	A ^{2,5,6}	A ⁷
Gutters and downspouts	A ^{2,5,6}	A ⁷
Entry porches, railing, and steps	A ⁵	A ⁷
Back patios and decks	A ⁵	A ⁷
Fences	A ⁵	A ⁷
Roof shingles and roof underlay	A ⁵	A ⁷
Window wells and covers	O ⁴	A ⁷
Doors, sliding doors, windows including panes and screens	O ⁴	A ⁷
Garages structures including doors and frames, foundation, roof, drainage, and siding	G ⁹	A ⁷
Garages Unit interior surfaces including drywall and insulation (if any)	O ⁹	A ⁷

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	MAINTENANCE ¹	INSURANCE
Personal property inside the Garage Unit	O ⁴	O ⁸
Exterior light fixtures	O ⁴	A ⁷
Crawl Spaces	A ⁵	A ⁷
Attics	O ⁴	A ⁷
UTILITIES		
Utilities and utility lines <u>located on a Unit that serve only that Unit</u> including, but not limited to: <ul style="list-style-type: none"> • Electrical and other wires • Water/sewer pipes • Cables • Circuit boxes • Water meters • Circuit breakers • Water spigots • Furnaces/boilers • Heating equipment • Thermostats • Ducts • Conduits • Electrical outlets • Telephone wiring • Telephone outlets • Light switches • Hot water equipment 	O ⁴	A ⁷

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	MAINTENANCE ¹	INSURANCE
<p>Utilities and utility lines <u>located on a Unit which serve multiple Units or the Common Elements</u> including, but not limited to:</p> <ul style="list-style-type: none"> • Electrical and other wires • Water/sewer pipes • Cables • Circuit boxes • Water meters • Ducts • Conduits • Electrical outlets • Telephone wiring • Telephone outlets 	A ^{1,2,6}	A ⁷
<p>Utilities and utility lines <u>located on Common Elements</u> including, but not limited to:</p> <ul style="list-style-type: none"> • Electrical and other wires • Water/sewer pipes • Cables • Circuit boxes • Water meters • Ducts • Conduits • Electrical outlets • Telephone wiring • Telephone outlets 	A ⁶	A ⁷
RESIDENCE INTERIORS		
Fireplace box	O ⁴	A ⁷
Fireplace flue repair and replacement	O ⁴	A ⁷
Furnishings	O ⁴	O ⁸
Window coverings (excluding shutters)	O ⁴	O ^{8, 11}

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	MAINTENANCE ¹	INSURANCE
Permanent fixtures including but not limited to ceiling fans, hand rails, cabinets and counter tops	O ⁴	A ⁷
Appliances including oven, range, refrigerator and disposal	O ⁴	O ^{8, 11}
Interior non-perimeter walls, ceilings and floors (finished and unfinished surfaces)	O ⁴	A ⁷
Interior perimeter walls, ceilings and floors - finished surfaces (including paint, wallpaper, paneling and texture)	O ⁴	A ⁷
Interior perimeter walls, ceilings and floors - unfinished surfaces (including insulation and drywall)	O ⁴	A ⁷
Party Walls (including improvements therein)	O ^{3,6}	A ⁷
Floor coverings including carpet, tile, vinyl and hardwood	O ⁴	A ⁷
Subflooring	O ⁴	A ⁷
Finished interior of basements	O ⁴	A ⁷
Personal Property of homeowners	O ⁴	O ⁸
GROUNDS		
Retaining walls on Units	A ^{2,5,6}	A ⁷
Retaining walls on Common Elements	A ^{2,5,6}	A ⁷
Landscaping on Units	A ⁵	A ⁷
Landscaping on Common Elements	A ⁵	A ⁷
Owner installed planters on patio railings and owner installed brick and stonework on Units	O ⁴	A ⁷

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	MAINTENANCE ¹	INSURANCE
Irrigation system and time clocks serving landscaping on Common Elements (if any)	A ^{2,5,6}	A ⁷
Front entry sidewalks on Units	A ⁵	A ⁷
Common Element Improvements - Roadways, parking areas (excluding assigned parking spaces), playground, bicycle racks, trash enclosures, light poles, sidewalks, curb and gutter, fences, utility enclosures, picnic tables, retaining walls, drainage grates, and other improvements on Common Elements	A ^{2,5,6}	A ⁷
Assigned Parking Spaces	A ^{2,5,6}	A ⁷
OTHER		
Snow removal from Roadways and sidewalks located on Common Elements	A ⁵	N/A
Snow removal from sidewalks up to stairs, steps, or porches	A ⁵	N/A
Snow removal from stairs, steps, or porches on Units	O ⁴	N/A
Any other improvements on Units not otherwise listed	O ⁴	A ⁷
Any other improvements on Common Elements not otherwise listed	A ⁶	A ⁷
Any personal property of owners not otherwise listed	O ⁴	O ⁸

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NOTES

1. THIS DOCUMENT IS INTENDED AS A SUMMARY OF THE MAINTENANCE AND INSURANCE OBLIGATIONS OF OWNERS AND THE ASSOCIATION AS SET FORTH IN THE DECLARATION OF CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS FOR RED CANYON TOWNHOMES. THIS DOCUMENT IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE ASSOCIATION MAKES NO WARRANTY OR REPRESENTATION AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. OWNERS ARE RESPONSIBLE FOR UNDERSTANDING AND INDEPENDENTLY VERIFYING THE INFORMATION CONTAINED IN THE DECLARATION OF CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS FOR RED CANYON TOWNHOMES AS WELL AS THE INFORMATION CONTAINED HEREIN.
2. IF ANY OWNER OR OCCUPANT CAUSES DAMAGES TO THE COMMON AREAS OR ANY OTHER PROPERTY OWNED BY THE ASSOCIATION OR PROPERTY WHICH THE ASSOCIATION IS OTHERWISE OBLIGATED TO MAINTAIN OR REPAIR, THE EXPENSES INCURRED IN THE CLEANING, REPAIR, OR REPLACEMENT THEREOF SHALL BE THE LIABILITY AND OBLIGATION OF THE OWNER OF THE UNIT WHO, OR WHOSE OCCUPANTS, CAUSED THE DAMAGE.
3. IF ANY OWNER OR OCCUPANT CAUSES DAMAGE TO A PARTY WALL OR TO LIMITED COMMON ELEMENTS WHICH ANOTHER OWNER OR OWNERS ARE OBLIGATED TO MAINTAIN OR REPAIR, THE EXPENSES INCURRED IN THE CLEANING, REPAIR, OR REPLACEMENT THEREOF SHALL BE THE LIABILITY AND OBLIGATION OF THE OWNER OF THE UNIT WHO, OR WHOSE OCCUPANTS, CAUSED THE DAMAGE.
4. IF INTERIOR RESIDENCE DAMAGE ORIGINATES FROM AN ASSOCIATION-MAINTAINED COMPONENT (SUCH AS THE ROOF), BUT THE ASSOCIATION HAS NOT ACTED NEGLIGENTLY OR WILLFULLY, THE OWNER WILL BE RESPONSIBLE FOR THE COST OF REPAIRS TO THE RESIDENCE INTERIOR.
5. FOR ASSOCIATION INSURANCE PURPOSES, OWNERS ARE REQUIRED TO GIVE WRITTEN NOTICE TO THE ASSOCIATION OF ANY IMPROVEMENTS OR FIXTURES INSTALLED OR MADE TO THE OWNER'S UNIT. EACH OWNER SHALL BE RESPONSIBLE FOR ANY INCREASE IN PREMIUMS OR COVERAGE FOR INSURANCE MAINTAINED BY THE ASSOCIATION AS A RESULT OF IMPROVEMENTS OR FIXTURES INSTALLED OR MADE BY AN OWNER. UNIT OWNERS SHALL BEAR THE SOLE RISK OF LOSS FOR ALL IMPROVEMENTS OR FIXTURES INSTALLED OR MADE WHICH WERE NOT THE SUBJECT OF SUCH WRITTEN NOTICE.
6. THE COST FOR MAINTENANCE, REPAIR, OR REPLACEMENT OF ANY LIMITED COMMON ELEMENT SHALL BE BORNE BY THE UNITS TO WHICH THAT LIMITED COMMON ELEMENT IS ASSIGNED AND COMMON EXPENSES BENEFITING FEWER THAN ALL UNITS SHALL BE ASSESSED AGAINST THE UNITS BENEFITED.

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ENDNOTES

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- ¹ The term "maintenance" includes repair and replacement unless otherwise noted on the Chart.
 - ² Declaration, Article 1, Section 1.02(e)
 - ³ Declaration, Article 5, Section 5.04
 - ⁴ Declaration, Article 8, Section 8.01 (As amended by the Sixth Amendment to the Declaration)
 - ⁵ Declaration, Article 8, Section 8.02 (As amended by the Sixth Amendment to the Declaration)
 - ⁶ Declaration, Article 8, Section 8.03 (As amended by the Sixth Amendment to the Declaration)
 - ⁷ Declaration, Article 10, Section 10.01
 - ⁸ Declaration, Article 10, Section 10.04
 - ⁹ Declaration, Article 8, Section 8.08 (As set forth in the Fourth Amendment to the Declaration)
 - ¹⁰ Declaration, Article 13, Section 13.02 (As amended by the Fifth Amendment to the Declaration)
 - ¹¹ Resolution of Board of Directors dated 9/1/11 defining window coverings and appliances as personal property