**Villas West Condominium Association**

**MAINTENANCE ITEMS COVERED BY THE ASSOCIATION**

* Common Elements
* Pools
* Laundromats
* Roadways and Sidewalks
* Common area lights
* Water
* Exterior sewer lines
* Trash collection
* Outside walls of villa
* Outside woodwork
* Patio walls, unless damaged by growth of interior patio planting
* Hot water heater repair, service & replace (all units)
* Roof
* Exterior paint
* Front & Back doors & front wooden screen doors
* In-wall plumbing if original (including front & back faucets)
* In-wall electrical if original (including patio outlet)
* Existing TV Antennas
* In-ground garbage can
* Repair & service to heating/air conditioner units & replacement as necessary
* Repair & service to evaporative coolers & replacements as necessary
* Termite/Dry rot detection treatment & repair except for additions (i.e., Sheds & Arizona Rooms)
* Exterior pest control
* Patio light & back porch light (original fixtures)

**INTERIOR ITEMS COVERED BY MAINTENACE**

* Apply stain inhibitor on ceiling & walls due to leaking roof but not wallpaper replacement or repair
* Damage sustained to walls & floor due to back up in plumbing caused by a sewer problem outside villa walls

**ITEMS SPECIFICALLY EXCLUDED**

(From Association Maintenance Responsibility)

* Interior light fixtures, ceiling fans & bathroom fans
* Interior plumbing fixtures, including but not limited to faucets, sinks, drains, shower heads, toilets & garbage disposals
* Sewer backups of sinks or bathtubs which are caused by an obstruction in the interior sewer lines (this is generally caused by the improper use of the garbage disposal)
* Interior gas lines or interior gas leaks
* Interior painting
* Exterior alterations, such as motion lights, house numbers, etc
* Wooden or wrought iron gates attached to the front patio or rear porch
* Security, storm or screen doors which have been added or replaced by the homeowner
* Improvements to the patio area, including but not limited to paver bricks, patio blocks, sprinkler or irrigation systems
* Sidewalks which have been added by the homeowner
* Plumbing or electrical additions or alterations
* Any type of maintenance, repair or painting to additions (sheds and Arizona Rooms) except for painting that is done during the normal painting schedule & billed to the homeowner
* Normal maintenance items if the problem is the result of remodeling, additions or alterations
* Landscaping in the patio area, except for trimming of the Pyracantha & annual spraying of Olive Trees on patios at homeowner’s expense
* Locksmith services
* Cable wiring repair or installation
* Window glass & hardware
* Door knobs & locks