



## Green Valley 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 and replace
- Roof & front patio roof
- Exterior paint
- Front and Back doors, front wooden screen doors
- In-wall plumbing if original (including front and back faucets)
- In-wall electrical if original (including patio outlet)
- Existing TV Antennas
- In-ground garbage can
- Repair and service to heating/air conditioner units and replacement as necessary
- Repair and service to evaporative coolers and replacements as necessary
- Termite/dry rot detection treatment and repair except sheds and for additions and Arizona Rooms
- Exterior pest control
- Patio light and back porch light (original fixtures)



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**INTERIOR ITEMS COVERED BY MAINTENANCE**

- Apply stain inhibitor on ceiling and walls due to leaking roof but not wallpaper replacement or repair
- Damage sustained to walls and 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 and 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 that 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 and 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 bushes & annual spraying of olive trees on patios at homeowner's expense**
- Locksmith services
- Cable wiring repair or installation
- Window glass and hardware
- Doorknobs and locks