

**THE PUEBLO AT ANDERSEN SPRINGS ASSOCIATION
MAINTENANCE RESPONSIBILITY MATRIX 2020**

**Declaration of Covenants, Conditions, Restrictions and Easements for the Pueblo at Andersen Springs
Maricopa County Recorder's Office at Instrument No. 19960038769 ("CC&Rs")**

Item	Classification	Maintenance Responsibility	Insurance Responsibility	CC&Rs Reference
<p>Dwelling Unit – Any portion of The Pueblo designated for separate ownership or occupancy, and its walls, floors and ceilings</p> <p>Lot – The area of real property designated as a “Lot” on the Association Plat</p> <p>Party Wall – Common wall which divides two Dwelling units and serves as a wall for the Buildings located on the property of each Dwelling Unit</p> <p>*Subject to Association Architectural Review</p>	<p>DWELLING UNIT / LOT</p>	<p>OWNER</p>	<p>OWNER</p>	<p>CC&Rs at Article I, Section 17, 22, and 29, and Article IX</p>
<p>All Dwelling Unit exterior windows, window frames, glass block/skylights, doors, door frames, lattis, decorative wood beams, lintels, walk decks, balconies/patios (including balcony/patio ceilings), balcony/patio doors, and exterior lights</p>	<p>DWELLING UNIT</p>	<p>OWNER</p>	<p>OWNER</p>	<p>Article V, Section 2(a)</p>

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All interior space and surfaces of the Dwelling Unit, including interior windows, window frames, doors, and door frames	DWELLING UNIT	OWNER	OWNER	Article V, Section 2(a)
Pipes, wires, conduits, ducts, flues and public utility, water or sewer lines contained within each Owner's Dwelling Unit or in or on such Owner's Lot, including interior damage caused by leaks	DWELLING UNIT/LOT	OWNER	OWNER	Article V, Section 2(a)
Landscaping, any lawn areas, trees, shrubs, plants, and ground covers within the walls or fences of the Owner's Lot	LOT	OWNER	OWNER	Article V, Section 2(b)
Paved and concrete areas, driveways, pathways, and parking areas located on the Lot	LOT	OWNER	OWNER	Article V, Section 2(b)

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Item	Classification	Maintenance Responsibility	Insurance Responsibility	CC&Rs Reference
<p>Party walls of the Buildings (structural components only) <u>not on the Common Area</u>, unless destroyed through the acts of an Owner or an Owner's agents, lessees, guests, or family members, <u>joint responsibility of Owners whose property adjoins the party walls</u>, including gates and gate latches.</p> <p>*Disputes among adjoining owners regarding repair of the Party Wall shall be submitted to the Board for resolution</p>	BUILDING	OWNER	OWNER	Article II, Section 1(c), (e)
<p>Party walls of the Buildings, including gates and gate latches, <u>on the Common Area</u> that are <u>destroyed through the acts of an Owner</u> or an Owner's agents, lessees, guests, or family members.</p>	BUILDING	OWNER	ASSOCIATION	Article II, Section 1(b)

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Item	Classification	Maintenance Responsibility	Insurance Responsibility	CC&Rs Reference
Fences and non-structural accent walls located on a Lot, including gates and gate latches.	LOT	ASSOCIATION	OWNER	Article V, Section 1(e)
Pest control of Dwelling Unit and Lot, including termites and other noxious insects.	DWELLING UNIT/LOT	OWNER	OWNER	Article X, Section 13
Garage interior	LOT	OWNER	OWNER	Article X, Section 24

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<p>Building – The buildings containing the Dwelling Units and all other buildings and structures located on the Common Areas</p> <p>Party Wall – Common wall which divides two Dwelling Units and serves as a wall for the Building(s) located on the property of each Dwelling Unit.</p>	BUILDING	ASSOCIATION	ASSOCIATION/OWNER	CC&Rs at Article I, Section 12 and Section 29
Buildings	BUILDING	ASSOCIATION	ASSOCIATION/OWNER	Article V, Section 1(b)
<p>Exterior surfaces of Buildings</p> <p>*exterior surfaces of Buildings defined as the vertical outer face of the Building structure itself</p>	BUILDING	ASSOCIATION	ASSOCIATION/OWNER	Article V, Section 1(f)

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Stucco pot/plant shelf located above garages; horizontal top surface of parapet walls connected to exterior surfaces otherwise maintained by the Association; horizontal top surface of stucco walkways connected to exterior surfaces otherwise maintained by the Association	BUILDING	ASSOCIATION	ASSOCIATION/OWNER	Article V, Section 1(f) and Section 4
Garage exterior, including exterior garage lights *exterior surfaces of Buildings defined as the vertical outer face of the Building structure itself	BUILDING	ASSOCIATION	ASSOCIATION/OWNER	Article X, Section 24
Roofs of the Buildings, including roof scuppers	BUILDING	ASSOCIATION	ASSOCIATION/OWNER	Article V, Section 1(f) and Section 4
Party walls of the Buildings (structural components only) <u>on the Common Area</u> , including gates and gate latches, unless destroyed through the acts of an Owner or an Owner's agents, lessees, guests, or family members.	BUILDING	ASSOCIATION	ASSOCIATION	Article V, Section 1(d) and Article II, Section 1(b)

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Common Area and Common Areas – All portions of The Pueblo other than the Dwelling Units, and the improvements or amenities thereon owned, leased, controlled or operated by the Association	COMMON AREA	ASSOCIATION	ASSOCIATION	CC&Rs at Article I, Section 15
Landscaping and other flora situated <u>outside of the accent walls on a Lot</u> and <u>upon the Common Area</u>	COMMON AREA	ASSOCIATION	ASSOCIATION	Article V, Section 1(a)
Improvements on Common Area, including water amenities	COMMON AREA	ASSOCIATION	ASSOCIATION	Article V, Section 1(b)
Swimming pools, spas, pool decking, and all associated equipment and improvements situated on the Common Area	COMMON AREA	ASSOCIATION	ASSOCIATION	Article V, Section 1(c)

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Fences and non-structural accent walls located on the Common Area, including gates and gate latches.	COMMON AREA	ASSOCIATION	ASSOCIATION	Article V, Section 1(e)
Pipes, wires, conduits, and public utility, water or sewer lines which form the part of any system serving the Common Area or one or more Lots or Dwelling Units <u>but located in or on the Common Area</u>	COMMON AREA	ASSOCIATION	ASSOCIATION	Article V, Section 1(g)
Roads, street signs, private parking areas, and any and all lights and poles, located on or constituting a part of the Common Area (includes maintenance, repair, replacement, repaving and resurfacing)	COMMON AREA	ASSOCIATION	ASSOCIATION	Article V, Section 1(h) and Article VII, Section 4

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Pest control of the Common Area.	COMMON AREA	ASSOCIATION	ASSOCIATION	Article V, Section 1
Publicly-Dedicated Areas	PDA	MUNICIPALITY OR OTHER GOVERNMENTAL ENTITY	MUNICIPALITY OR OTHER GOVERNMENTAL ENTITY	CC&Rs at Article V, Section 3
Areas dedicated to or the responsibility of a municipality or other governmental entity	PDA	MUNICIPALITY OR OTHER GOVERNMENTAL ENTITY	MUNICIPALITY OR OTHER GOVERNMENTAL ENTITY	Article V, Section 3

*It is important to recognize the difference between ownership of certain property and maintenance responsibility for the same. The Association may have the maintenance obligation for property owned by an Owner. In these circumstances, the Association's obligation may be limited to maintenance and repair to preserve the property during the useful life. This includes activities like painting, sealing, preventing rust, etc. The responsibility to completely replace the property at the end of the useful life remains with the owner of the property.