

MIRAGE HEIGHTS CONDOMINIUMS MAINTENANCE RESPONSIBILITY LIST

ITEMS	DESCRIPTION	RESPONSIBILITY			NOTES
		ASSOC	UNIT OWNER	OTHER	
GROUPS					
1	LANDSCAPING				
	TREES / SHRUBS	X			
	STONES / GRAVEL	X			
	IRRIGATION	X			
	DRAINAGE	X			
	RETAINING WALLS	X			
	ROD IRON RAILINGS	X			
2	DRIVEWAYS				
	POOL AREA PARKING	X			
	UNIT DRIVEWAYS	X			
	WALKWAYS (from driveways to units)	X			
3	STREETS/SIDEWALKS	X	TRANSFER OF OWNERSHIP TO TOWN AS OF SPRING 2018		
STRUCTURAL AND EXTERIOR SURFACES					
1	GARAGES				
	GARAGE DOORS		X		
	REPLACEMENT / REPAIR		X		B
	DOOR OPENER		X		
	EXTERIOR CAULKING	X			
	EXTERIOR PAINTING	X			
	INTERIOR PAINTING		X		
	ACCESSORIES / SEALS		X		

MIRAGE HEIGHTS CONDOMINIUMS MAINTENANCE RESPONSIBILITY LIST

ITEMS	DESCRIPTION	RESPONSIBILITY			NOTES
		ASSOC	UNIT OWNER	OTHER	
STRUCTURAL AND EXTERIOR SURFACES					
2	ALL EXTERIOR DOORS		X		B
	STOOPS AND DOOR STEPS		X		B
	REPLACEMENT / REPAIR		X		B
	GLASS / SCREENS		X		B
	HARDWARE		X		B
	SECURITY / SCREEN DOORS		X		B
	EXTERIOR PAINTING	X			
	EXTERIOR CAULKING	X			
	WINDOWS		X		B
3	REPLACEMENT		X		B
	REPAIR		X		B
	GLASS / SCREENS		X		B
	EXTERIOR WALL PAINTING	X			
	EXTEROPR WALL CAULKING	X			
4	PATIO ENCLOSURES (ALSO CALLED ARIZONA ROOMS)				
	NEW ENCLOSURES				
	INSTALLATION		X		B
	GLASS / SCREENS		X		B
	PAINTING / CAULKING (INSIDE)		X		B
	INTERIOR STRUCTURE		X		B
	EXTERIOR STRUCTURE	X			

MIRAGE HEIGHTS CONDOMINIUMS MAINTENANCE RESPONSIBILITY LIST

ITEMS	DESCRIPTIONS	RESPONSIBILITY			NOTES
		ASSOC	UNIT OWNER	OTHER	
4A	PATIO ENCLOSURES (ALSO CALLED ARIZONA ROOMS)				
	ORIGINAL - CONSTRUCTOR'S ENCLOSURE NO MODIFICATIONS				
	REPAIR	X			
	SCREEN WINDOW AND DOOR		X		
	PAINTING / CAULKING	X			
	INTERIOR STRUCTURE	X			
	EXTERIOR STRUCTURE	X			
5	PORCHES (including entryway porches) and BALCONIES				
	SLABS / BALCONY FLOORS	X			
	(If modified by owner)		X		
	RAILINGS / SUPPORTS	X			
	STEPS (CONDO 2ND FLOOR)	X			
	STRUCTURE	X			
	STRUCTURE PAINTING	X			
	STRUCTURE CAULKING	X			
6	EXTERIOR				
	WALLS/ROOFS/VENTS	X			
	DOWNSPROUTS	X			
	GUTTERS & DRAINS	X			
	DRYER VENTS	X			
	PATIO LIGHT OR FAN		X		
	FRONT LIGHT FIXTURE	X			
	EXTEROR LIGHT BULBS	X			

MIRAGE HEIGHTS CONDOMINIUMS MAINTENANCE RESPONSIBILITY LIST

Items	DESCRIPTION	RESPONSIBILITY			NOTES
		ASSOC	UNIT OWNER	OTHER	
6	EXTERIOR (CONTINUED)				
	EXTERIOR PAINTING	X			
	EXTERIOR CAULKING	X			
	EXTERIOR UNIT FAUCET		X		B
	UNIT AC / HEAT PUMPS		X		B
	AC / HEAT PUMP SLABS		X		B
	CIVIC ADDRESS	X			
	MAIL BOX / KEYS	X		X	C
	TV CABLE AND LINES	X		X	D
	EXTERIOR UTILITY LINES	X		X	D
	EXTERIOR WATER LINES	X		X	D
	EXTERIOR SEWER LINES	X		X	D
	EXTERIOR ELECTRICITY	X		X	D
	EXTERIOR PEST CONTROL	X		X	D
	CHIMNEY EXTERIOR	X			
7	TRASH AND RECYCLE				
	CONTAINERS		X	X	
	EXPENSES FOR COLLECTION		X		
8	PETS				
	PETS ARE ALLOWED		X		E
	PET DAMAGE		X		E
	RESTRICTED ANIMALS AND		X		E
	BREEDS				

**MIRAGE HEIGHTS CONDOMINIUMS
MAINTENANCE RESPONSIBILITY LIST**

ITEMS	DESCRIPTION	RESPONSIBILITY			NOTES
		ASSOC	UNIT OWNER	OTHER	
9	FIREPLACES				
	FIREPLACE CLEANING		X		
	FIREPLACE MAINTENANCE		X		
10	INTERIOR OF UNITS				
	CEILINGS		X		
	WALLS		X		
	FLOORS / CARPETS		X		
	DOORS / WINDOWS		X		
	HOT WATER TANK		X		
	INTERIOR SEWAGE LINE		X		
	INTERIOR PLUMBING		X		
	INTERIOR ELECTRICITY		X		
	PLUMBING		X		
	INTERIOR PEST CONTROL	X	X		F
11	INTERIOR UNIT REPAIR		X		G
	DUE TO EXTERIOR DAMAGE				

**MIRAGE HEIGHTS CONDOMINIUMS
MAINTENANCE RESPONSIBILITY LIST**

	DESCRIPTION	RESPONSIBILITY			NOTES
		ASSOC	UNIT OWNER	OTHER	
12	POOL SERVICES				A
	MAINTENANCE/REPAIR	X			
	HEAT PUMPS	X			
	JANITORIAL SERVICE	X			
	SECURITY LIGHTING	X			
	POOL/SPA COVERS	X			

MIRAGE HEIGHTS CONDOMINIUM NOTES

- A PLEASE REFER TO CC&R'S ARTICLE 5.2 AS WELL AS THE RULES AND REGULATIONS FOR DETAILS.
OWNERS WILL BE LIABLE TO THE ASSOCIATION FOR ANY WILLFUL OR NEGLIGENCE CAUSING DAMAGE TO THE COMMON ELEMENTS. THE OWNER'S LIABILITY INCLUDES DAMAGE CAUSED BY TENANTS AND GUESTS.

- B ARCHITECTURAL CONTROLS. STRUCTURAL ADDITIONS, ALTERATIONS OR IMPROVEMENTS OF ANY KIND TO THE EXTERIOR OF THE BUILDINGS REQUIRE THE BOARD OF DIRECTORS' WRITTEN APPROVAL.
PLEASE REFER TO CC&R'S AS WELL AS THE RULES AND REGULATIONS FOR DETAILS.

- C ASSOCIATION AND US POSTAL SERVICE RESPONSIBILITY

- D ASSOCIATION AND SERVICE PROVIDERS' RESPONSIBILITY

- E PLEASE REFER TO THE RULES AND REGULATIONS UNDER "PETS"
ALL RULES ON PETS MUST BE FOLLOWED.

- F PLEASE REFER TO CC&R'S AS WELL AS THE RULES AND REGULATIONS FOR DETAILS.
INTERNAL PEST CONTROL "TERMITES", THE ASSOCIATION WILL PAY THE COST OF TREATMENT FOR TERMITES WHEN EVIDENCE OF THEIR EXISTENACE IS FOUND AND UNDER THE CONDITION THAT THE HOMEOWNERS WILL PROCURE AND PAY FOR AN ANNUAL INSPECTION BY A QUALIFIED INSPECTOR, SELECTED FROM A LIST PROVIDED BY THE ASSOCIATION. (SEE LIST?????)

- G DAMAGE TO THE INTERIOR OF THE UNITS IS SUBJECT TO BOTH THE HOA AND HOMEOWNERS INSURANCE DEDUCTIBLES.