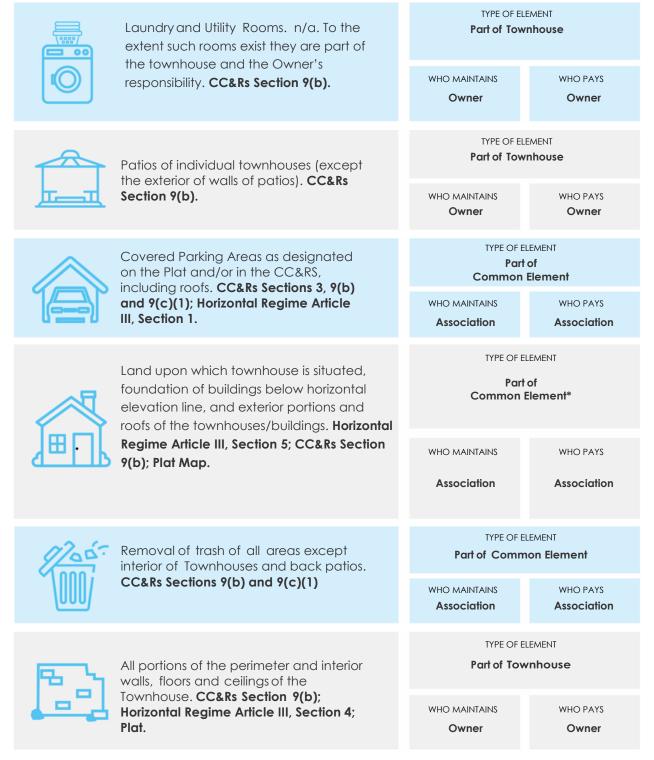


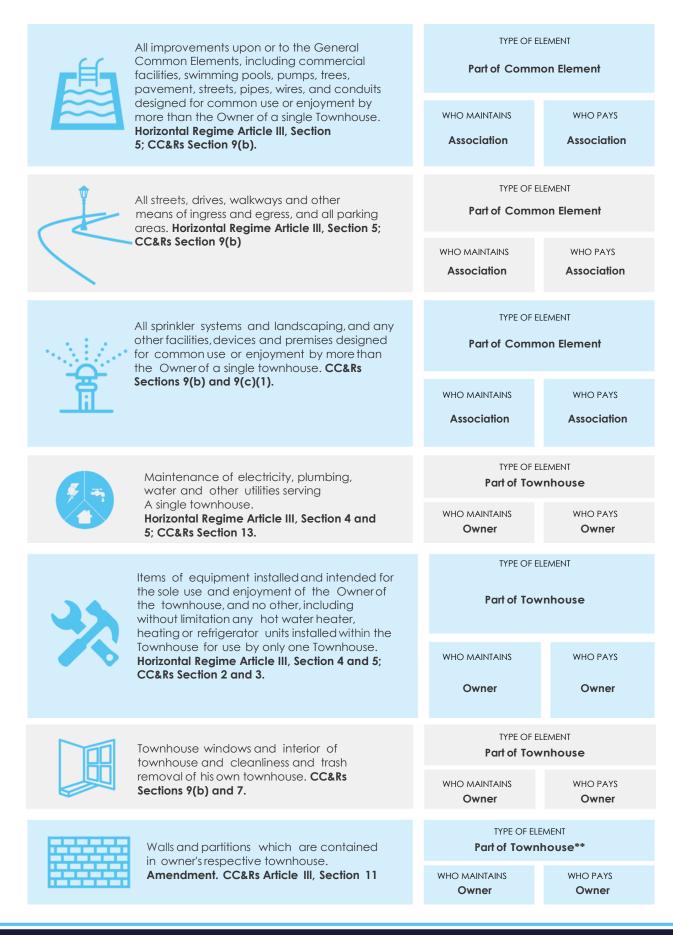
## TEMPE GARDENS TOWNHOUSE CORP. MAINTENANCE CHECKLIST



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## Declaration of Restriction recorded at Docket 4997, Page 594; Declaration of Horizontal Regime Recorded at Docket 4995, Page 598, Plat recorded at Book 105, Pages 23 through 28, Official Records of Maricopa County Recorder.

\* Article III, Section 5 of the Horizontal Regime lists the Common Elements as the land upon which the townhouse is situated, all recreational facilities, community and commercial facilities, swimming pools, pumps, trees, pavements, streets, pipes, wires, conduits and other public utility lines, the foundations of the individual townhouse units below the appropriate elevation as contained on the maps, and air space not otherwise specifically conveyed for a townhouse unit, and all other devices and premises designed for common use and enjoyment by more than the owner of owners of a single townhouse unit.

Any common expense or portion of a common expense benefitting fewer than all of the units shall be assessed exclusively against the units benefited. A.R.S. § 33-1255(C)(2).

\*\*The rights and duties of owners of townhouses regarding party walls is included in the CC&Rs at Section 11. The Association is not responsible for the maintenance or repair of party walls between two townhouses but should be familiar with the obligations of the owners in the event of a dispute.

In the event any common element, townhouse (exclusive of any party wall), carport or storage facility is damaged or destroyed through the negligent or culpable act of an owner or any of his guests, agents or members of his family, such owner does hereby irrevocably authorize the Association to repair said damaged element, townhouse, carport or storage facility, and the Association shall so repair said-damaged element, townhouse, carport or storage facility. The owner shall then repay the Association in the amount actually expended for said repairs. See CC&Rs Section 10(a).

**Insurance**. This matrix is specifically created to identify the obligations of the Association and Owners related only to maintenance and repair of portions of the property and is not related to required insurance coverage for portions of the property. Responsibility of maintenance/repairs versus insurance are separate and distinct obligations. In certain situation the Association will not be responsible for maintenance or repair of a certain item but may be responsible for insuring it. By way of example only, the Association is not responsible for the interior walls of a townhouse but may be responsible for insuring it as a part of the townhouse under section 14 of the CC&Rs.



