

MAINTENANCE GUIDE
FOR
THE OVERLOOK AT FIREROCK CONDOMINIUM ASSOCIATION
BASED ON CONDOMINIUM DECLARATION (CC&Rs)**
(As of April 2021)



**** NOTE:** This Maintenance Guide is intended for reference only and as a convenient guide for the Unit Owners. It does not establish legal obligations and is not a legal document. The Restated Condominium Declaration for The Overlook at FireRock, a Condominium, recorded as Document No. 2020-0601898, as amended by the First Amendment to the Restated Condominium Declaration for The Overlook at FireRock, a Condominium, recorded as Document No. 2020-0716989, as amended by the Second Amendment to the Restated Condominium Declaration for The Overlook at FireRock, a Condominium, recorded as Document No. 2020-0766709, as amended by the Third Amendment to the Restated Condominium Declaration for The Overlook at FireRock, a Condominium, recorded as Document No. 2020-0862977, as amended by the Fourth Amendment to the Restated Condominium Declaration for The Overlook at FireRock, a Condominium, recorded as Document No. 2020-1089930, as amended by the Fifth Amendment to the Restated Condominium Declaration for The Overlook at FireRock, a Condominium, recorded as Document No. 2021-0335689, all official records of the Maricopa County Recorder, State of Arizona (collectively, the "CC&Rs"), are the legal contracts between the Association and the Unit Owners. Also, note that this Maintenance Guide only refers to the obligations included in the CC&Rs. There can be other legal reasons that would form a basis for the Association or a Unit Owner to be held responsible for maintenance, repair, replacement, and/or reimbursement for the cost of same (e.g., by common law such as negligence), other than as set forth in the CC&Rs.

Item	Classification	Maintenance Responsibility	Maintenance Description	Who Pays?
Appliances within a Unit (e.g., dishwasher, laundry, refrigerator, microwave, oven, and stove) (CC&Rs § 2.5.1, 5.2.1)	UNIT	OWNER	OWNER shall maintain in good order and shall repair all portions of Owner's Unit	OWNER
Cabinets, counters, toilets, showers, sinks, and other built-in fixtures within a Unit (CC&Rs § 2.5.1, 5.2.1)	UNIT	OWNER	OWNER shall maintain in good order and shall repair all portions of Owner's Unit	OWNER
Common Facilities/Amenities (pool, spa, ramadas, walking paths, clubhouse, fitness center, etc.) (CC&Rs § 5.1.1)	COMMON ELEMENT	ASSOCIATION	ASSOCIATION shall inspect, maintain, repair, and replace all Common Elements	ASSOCIATION
Courtyard/Entryway (CC&Rs §§ 2.8.1, 5.2.2)	LIMITED COMMON ELEMENT	OWNER	OWNER shall be responsible for cleaning the Unit's courtyard/entryway, and for maintaining, repairing, and replacing the landscaping and irrigation installed within the courtyard/entryway	OWNER
Doorbell (CC&Rs § 2.5.1, 5.2.1)	UNIT	OWNER	OWNER shall maintain, repair and replace all portions of Owner's Unit	OWNER
Driveway (CC&R §§ 2.8.1, 5.1.2, 5.2.2)	LIMITED COMMON ELEMENT	ASSOCIATION OWNER	ASSOCIATION shall inspect, maintain, repair, and replace driveways OWNER shall be responsible for cleaning the Unit's driveway	ASSOCIATION OWNER <i>See Note 1 below.</i> OWNER
Electrical and Plumbing Fixtures within each Unit (CC&Rs § 2.5.1, 5.2.1)	UNIT	OWNER	OWNER shall maintain in good order and shall repair all portions of Owner's Unit	OWNER
Entry Gates and Entry Monuments (CC&Rs § 5.1.1)	COMMON ELEMENT	ASSOCIATION	ASSOCIATION shall inspect, maintain, repair, and replace all Common Elements	ASSOCIATION
Exterior Address Numbers (CC&Rs § 5.1.3)	UNIT Area of Association Responsibility	ASSOCIATION OWNER	ASSOCIATION shall inspect, maintain, repair, and replace exterior address numbers installed by Declarant or modified by Board OWNER shall inspect, maintain, repair, and replace exterior address numbers approved by Board to be installed by Owner	ASSOCIATION OWNER
Exterior Doors including door frame and hardware (CC&Rs § 5.2.1)	UNIT	OWNER	OWNER shall maintain in good order and shall repair all exterior doors, door frames, and door hardware for Owner's Unit	OWNER
Exterior Lights (CC&Rs § 5.1.3)	UNIT Area of Association Responsibility	ASSOCIATION OWNER	ASSOCIATION shall inspect, maintain, repair, and replace exterior lights installed by Declarant or modified by Board OWNER shall inspect, maintain, repair, and replace exterior lights approved by Board to be installed by Owner	ASSOCIATION OWNER
Fire Sprinkler System for the Unit (CC&Rs § 2.5.1, 5.2.1)	UNIT	OWNER	OWNER shall maintain in good order and shall repair all portions of Owner's Unit	OWNER
Garage (CC&Rs § 2.5.1, 5.2.1)	UNIT	OWNER	OWNER shall maintain in good order and shall repair all portions of Owner's Unit	OWNER
Garage Doors (CC&R §§ 5.1.3, 5.2.1)	UNIT Area of Association Responsibility	ASSOCIATION OWNER	ASSOCIATION shall paint garage doors as part of its routine painting program OWNER shall maintain in good order and shall repair the garage door, including any opening and closing mechanisms, and key pads	ASSOCIATION OWNER
Gutters, Downspouts, Scuppers (CC&R § 5.1.3)	UNIT Area of Association Responsibility	ASSOCIATION	ASSOCIATION shall inspect, maintain, repair, and replace all Areas of Association Responsibility	ASSOCIATION
Hot Water Heater for the Unit (CC&Rs § 2.5.1, 5.2.1)	UNIT	OWNER	OWNER shall maintain in good order and shall repair all portions of Owner's Unit	OWNER
HVAC Equipment for the Unit (CC&Rs § 2.5.1, 5.2.1)	UNIT	OWNER	OWNER shall maintain in good order and shall repair all portions of Owner's Unit	OWNER

Item	Classification	Maintenance Responsibility	Maintenance Description	Who Pays?
Improvements installed by an Owner in Courtyards, Entryways, Covered Patios & Uncovered Patios (CC&Rs § 5.2.2)	LIMITED COMMON ELEMENT	OWNER	OWNER shall maintain, repair, and replace when located within a covered or uncovered patio, entryway, or courtyard	OWNER
Landscaping and Irrigation (CC&Rs § 5.1.1, 5.2.2)	COMMON ELEMENT LIMITED COMMON ELEMENT	ASSOCIATION	ASSOCIATION shall maintain, repair, and replace in all areas expect for in covered or uncovered patios, entryways, or courtyards	ASSOCIATION
		OWNER	OWNER shall maintain, repair, and replace when located within a covered or uncovered patio, entryway, or courtyard	OWNER
Paint – Exterior of Unit (CC&R § 5.1.3)	UNIT Area of Association Responsibility	ASSOCIATION	ASSOCIATION shall inspect, maintain, repair, and replace all Areas of Association Responsibility	ASSOCIATION
Party walls between adjoining Units (CC&Rs §§ 5.2.1, 5.2.3)	UNIT	OWNER	OWNERS of adjoining Units are responsible to maintain, repair, and replace the walls separating the Units.	ADJOINING OWNERS
			If a party wall is damaged by acts or negligence of one Unit's Owners, occupants, guests, pets, etc., that Unit's Owner is solely responsible to repair or replace the damages party wall	RESPONSIBLE OWNER
Patio – Covered (CC&R §§ 2.8.1, 5.1.2, 5.2.2)	LIMITED COMMON ELEMENT	ASSOCIATION	ASSOCIATION shall inspect, maintain, repair, and replace covered patios	ASSOCIATION OWNER <i>See Note 1 below.</i>
		OWNER	OWNER shall be responsible for cleaning the Unit's covered patio	OWNER
Patio – Uncovered (CC&R §§ 2.8.1, 5.1.2, 5.2.2)	LIMITED COMMON ELEMENT	ASSOCIATION	ASSOCIATION shall inspect, maintain, repair, and replace uncovered patios	ASSOCIATION OWNER <i>See Note 1 below.</i>
		OWNER	OWNER shall be responsible for cleaning the Unit's covered patio	OWNER
Patio Drains (CC&R § 5.1.2)	LIMITED COMMON ELEMENT	ASSOCIATION	ASSOCIATION shall inspect, maintain, repair, and replace patio drains	<i>Article 5, Section 5.1.2</i>
Pest Control (CC&Rs §§ 5.1.1, 5.2.1, 5.2.2)	Outside the Unit	COMMON ELEMENT	ASSOCIATION shall inspect, maintain, repair, and replace all Common Elements	ASSOCIATION
	Outside the Unit – Courtyards, Entryways, Covered Patios, Uncovered Patios	LIMITED COMMON ELEMENT	OWNER shall be responsible for cleaning the Unit's courtyard/entryway, covered and uncovered patios	OWNER
	Inside the Unit	UNIT	OWNER shall maintain in good order and shall repair all portions of Owner's Unit	OWNER
Private Roadways (CC&Rs § 5.1.1)	COMMON ELEMENT	ASSOCIATION	ASSOCIATION shall inspect, maintain, repair, and replace all Common Elements	ASSOCIATION
Roof (CC&R § 5.1.3)	UNIT Area of Association Responsibility	ASSOCIATION	ASSOCIATION shall inspect, maintain, repair, and replace all Areas of Association Responsibility	ASSOCIATION
Roof Drains (CC&R § 5.1.2)	LIMITED COMMON ELEMENT	ASSOCIATION	ASSOCIATION shall inspect, maintain, repair, and replace roof drains	ASSOCIATION
Sidewalks (wherever located) (CC&Rs § 5.1.1)	COMMON ELEMENT	ASSOCIATION	ASSOCIATION shall inspect, maintain, repair, and replace all Common Elements	ASSOCIATION

Item	Classification	Maintenance Responsibility	Maintenance Description	Who Pays?
Stucco – Exterior of Unit (CC&R § 5.1.3)	UNIT Area of Association Responsibility	ASSOCIATION	ASSOCIATION shall inspect, maintain, repair, and replace all Areas of Association Responsibility	ASSOCIATION
Unit Ceiling (finished and unfinished) (CC&Rs § 2.5.1, 5.2.1)	UNIT	OWNER	OWNER shall maintain in good order and shall repair all portions of Owner's Unit	OWNER
Unit Floors (finished and unfinished) (CC&Rs § 2.5.1, 5.2.1)	UNIT	OWNER	OWNER shall maintain in good order and shall repair all portions of Owner's Unit	OWNER
Unit Foundations & Subfloors (CC&Rs § 2.5.1, 5.2.1)	UNIT	OWNER	OWNER shall maintain in good order and shall repair all portions of Owner's Unit	OWNER
Unit Walls (finished and unfinished) (CC&Rs § 2.5.1, 5.2.1)	UNIT	OWNER	OWNER shall maintain in good order and shall repair all portions of Owner's Unit	OWNER
Unit – Interior Portions (CC&Rs § 2.5.1, 5.2.1)	UNIT	OWNER	OWNER shall maintain in good order and shall repair all interior portions of Owner's Unit	OWNER
Unit – Structural Portions (CC&Rs § 2.5.1, 5.2.1)	UNIT	OWNER	OWNER shall maintain in good order and shall repair all structural portions of Owner's Unit	OWNER
Utilities (CC&Rs §§ 2.8.2, 5.1.1, 5.2.2)	LIMITED COMMON ELEMENT	OWNER	OWNER shall maintain, repair, and replace each water, sewer, electric, cable, digital and other utility line, valve, switch, box, and panel <u>servicing only one Unit and located outside the Unit boundaries wherever located</u>	OWNER
	COMMON ELEMENT	ASSOCIATION	ASSOCIATION shall inspect, maintain, repair, and replace each water, sewer, electric, cable, digital and other utility line, valve, switch, box, and panel <u>servicing more than one Unit and located outside the Unit boundaries</u>	ASSOCIATION
	COMMON ELEMENT	ASSOCIATION	ASSOCIATION shall inspect, maintain, repair, and replace each water, sewer, electric, cable, digital and other utility line, valve, switch, box, and panel <u>servicing more than one Unit and located inside and outside the Unit boundaries</u>	ASSOCIATION
Walls enclosing entryways or patios (CC&Rs § 5.2.2)	LIMITED COMMON ELEMENT	OWNER	OWNER shall be responsible for the structural portions and interior surfaces (stucco and paint) of any walls enclosing the Unit's entryway or patio	OWNER
Water Softener, Reverse Osmosis, or Other Similar System for a Unit (CC&Rs § 5.2.1)	UNIT	OWNER	OWNER shall maintain in good order and shall repair all portions of Owner's Unit	OWNER
Windows, Skylights, Glass Surfaces including Window Frames, Sills, Casings, Hardware & Screens (CC&Rs § 5.2.1)	UNIT	OWNER	OWNER shall maintain in good order and shall repair all portions of Owner's Unit	OWNER

1. *Who Pays?* Section 5.1.2 of the CC&Rs provides that the Association may assess the cost of any maintenance, repair, or replacement of any Limited Common Element allocated exclusively to the use of one or more Units to the Unit Owner(s). In certain instances, the Association will bear the cost of any such work (e.g., resurfacing all driveways in the community) and in other instances the Association will assess the cost of any such work to the individual Unit Owner(s) to whom the Limited Common Element is allocated (e.g., resurfacing one driveway due to oil stains).
2. If an Owner or the occupants, guests, or pets of the Owner's Unit cause damage to any Common Elements, Areas of Association Responsibility, or any Improvements, landscaping or equipment thereon, the Association shall repair or replace the damage, and the Association shall assess the responsible Owner the cost of the repair or replacement. *CC&Rs § 5.3.*
3. If an Owner fails to maintain his Unit and the Limited Common Elements for which he is responsible, the Association, after written notice to the Owner, may perform the required maintenance and assess the responsible Owner the cost of the maintenance. *CC&Rs § 5.4.*