

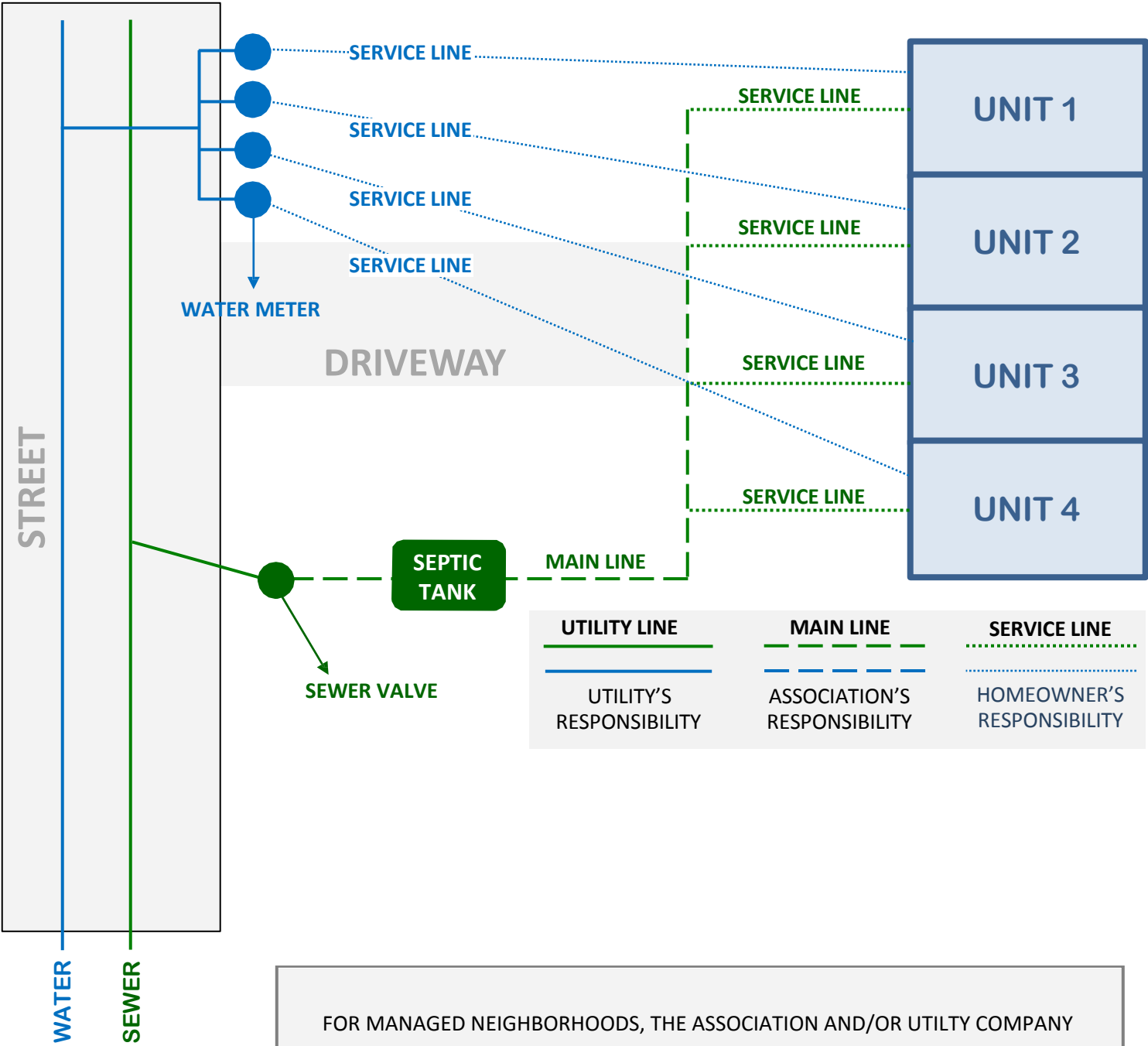
Vista Rim Neighborhood Maintenance

	OWNER	ASSOC.
MAINTENANCE ITEM	MAINTENANCE RESPONSIBILITIES	
Septic Tank, Pumps, Screens, Vaults, Systems maintenance and repair from pump to tank (including pumping)		X
Septic Repairs – shared line		X
Septic Repairs – residence service line	X	
Landscaping – Controllers, heads, lines, irrigation		X
Tree and Shrub – replacement and/or removal		X
Backflow – Irrigation		X
Backflow – Domestic	X	
Streets – Master		X
Driveways and Walkways – includes repair	X	
Snow Management – roads (master)		X
Snow Management – walkways and driveways	X	
Lighting – unit	X	
Lighting – common area		X
Roof Replacement	X	
Roof Repairs – including overheads, eaves, and flashes	X	
Gutter/Downspouts	X	
Exterior Repairs – painting	X	
Doors, Windows, Glass Surface	X	
Foundation Venting Covers	X	
Domestic Water Lines – home to meter (meters owned by utility company) Owner maintains at owners expense, domestic water lines that serve the owners living unit. Whether located on owners lot or if the line runs through common area.	X	
Winterizing Unit – covering outside hose bib, vents, etc.	X	

Disclosure: There may be some items not included on that list. Please see your CC&Rs/Declaration.

RESPONSIBILITIES FOR UTILITIES MAINTENANCE AND REPAIR

*typical installation (for illustrative purposes only).



FOR MANAGED NEIGHBORHOODS, THE ASSOCIATION AND/OR UTILITY COMPANY ASSUMES RESPONSIBILITY FOR:

- WATER**.....Repairs up to—and including—the water meter. (Note: If the meter is frozen, then the owner is responsible for repairs).
- SEWER**Repairs up to—and including—the sewer valve.
- BACKFLOW**All irrigation backflow assemblies are the association's responsibility and are tested annually. Domestic backflow responsibility varies. Please contact your utility.