

Casa Bella Vista COA

COA versus Owners Responsibility: The COA Board and the owners will discuss each item in the table below to determine what will be paid by the COA and what will be owner responsibilities:

ITEM	COA	Owner	Comment
Deck Staining, upkeep, and maintenance		X	Since not all units have decks, this will be owner responsibility. For consistency, the COA Board acting as the Architectural Control Committee will specify the deck stain and color that will be used.
Concrete Patios - cracked, sinking or replacement		X	Since not all units have patios, this will be owner responsibility
Roof repairs, maintenance, and replacement	X		
Driveways - cracks, settling, repair or replacement	*	*	An analysis by the Board will be completed to determine the severity of the damaged driveway.
Tarnished, discolored front door handles and kick panels		X	
Front and Back Door upkeep and weatherstripping		X	
Garage door including all seals around door		X	
Exterior trim painting	X		
Broken Window replacement		X	
Window washing		X	
Lawns and sod replacement	X		Except lawns within the confinement of privacy fences, which shall be the responsibility of the owner
Concrete front steps repair and replacement	X		COA will repair or replace unless owner caused the damage
Stucco repairs- chips and cracks	X		COA will repair unless owner caused the damage.
Litter pick-up		X	Each owner is responsible to keep their unit's exterior free from trash, litter, and dog feces.
Tree trimming	X		

ITEM	COA	Owner	Comment
Dead tree replacement	X		This will be based on the availability of funds and the necessity
Insect control - ants & spiders		X	
Drywall repairs - interior cracks due to settling		X	
Drywall repairs - due to roof leaks	X		This will be verified by the contractor providing the estimate for the repair
Drywall repairs - around windows		X	Since Owner is responsible for replacing leaking/broken windows
Shrubbery, annuals, perennials, plantings of all types - planted by OWNER including upkeep and maintenance		X	
Interior unit damage due to sewer back-up		X	
Sewer cleanout		X	
Sidewalks and concrete steps - cracked, settling or replacement	X		
Window seals/caulking		X	
Rain gutters - cleaning		X	
Rain gutters - leaks	X		
Radon testing & Radon remediation		X	

* The analysis will be based on the amount and location of the settling, the number of minor cracks and major cracks, and a comparison to other driveways within the association. The goal is to keep all driveways in the association at a level that maintains the general aesthetic appearance of the community. Obvious abuse by the owners will not be cause for the COA to repair or replace the driveway. Owner caused damage would require the owner to repair or replace the driveway.

Additional information: For any of the above items listed as owner's responsibility, Milestone Real Estate Services will be able to provide contacts for any of the repairs. The contractor would then work directly with the owner for the required repairs.

Approved at Annual Meeting November 20, 2010