

Quivira Falls Community Association

Association and Homeowner Responsibilities

Association's Responsibility to Repair and Maintain

1. Paint unit's doors and trim.
2. Repair leaks on outside of unit, including exterior surface of chimney chase.
3. Repair and maintain exterior unit siding, fencing, fence gates, and roofs.
4. Maintain and/or replace common ground lighting
5. Maintain and/or repair yard light bulbs, globes, and electric eye.
6. Maintain and/or repair exterior lights between a garage and attached units that do not have a yard light or electric eye. Bulbs included.
7. Repair sewer lines from exterior foundation line to main lateral.
8. Repair water piping from meter pit to each unit valve in attached units.
9. Paint exterior of freestanding garages including door, trim, and walls.
10. Seal around outside of original windows and doors (does not include window panes).

NOTE: The scheduling, method, frequency, and priority of all maintenance by the Association shall be at the sole discretion of the Association and not subject to control by any homeowner.

Homeowner's Responsibility to Maintain, Repair, and Replace

1. Install, maintain and repair ACC approved guttering.
2. Repair basement wall leaks, floor leaks, cracks, and other basement repairs.
3. Maintain and/or repair all interior work of any kind.
4. Wash own windows and patio doors.
5. Repair or replace windows, window glass, window trim, window mechanism and window screens.
6. Repair or replace patio doors, screens, and mechanism.
7. Repair interior damage from leaks or other causes.
8. Repair and replace porch, deck, balcony, or patio light fixtures and bulbs.
9. Maintain and repair any owner-added improvements (after approval by Association) unless a maintenance agreement or payment is made to reserves to cover maintenance and repair of such items for the future.
10. Contract termite inspection, protection, and damage repair.
11. Install, maintain, and repair storm doors (association approval required for installation).
12. Repair any damage caused by the improper owner installation or owner contracted installation of storm doors, windows, patio doors, or screens.
13. Make financial restitution for any damage in, on, or to a unit or Lot* of any kind caused by homeowner negligence or action. The Association will assess a fee for damage repaired by the Association.
14. Maintain, repair, or replace patio slab and area inside a patio enclosure or privacy area defined on two or three sides by an enclosure.
15. Repair or replace metal chimneys.
16. Repair or replace any exhaust vents or venting including dryer, bath, kitchen, attic, or soffit vents.
17. Replace fence and, as needed, power wash or stain fence using ACC approved stain.
18. Maintain and repair all in-house sewer piping including stopped-up sinks, toilets, drains, etc.
19. Maintain and repair all interior water piping from the unit valve of attached units and all water piping from the water meter pit of detached units.
20. Maintain all in-house electric service from power company meter (except exterior wire to Association yard lights).
21. Maintain all in-house heating and cooling systems including exterior condenser and equipment.
22. Repair all unit structural problems and/or repairs to structural systems.
23. Maintain, repair, and replace fireplace and chimney stack, including exterior chimney parts excluding flashing.
24. Repair or replace garage doors and opening mechanism including rails, springs, and cables.
25. Repair or replace garage door jams and siding if damage was the result of being struck by a vehicle.
26. Maintain, repair, or replace outside water faucets.