

WHO IS RESPONSIBLE

SADDLEBROOKE VILLAS 35/35A

			HOMEOWNER	ASSOCIATION	COMMENTS
LANDSCAPING					Landscaping including trees and plantings are managed by the Association. Homeowners are not authorized to modify.
	Tree trimming/removal			X	Homeowner may request with Work Request. Association may trim or remove at its discretion.
	Removal of plantings			X	Homeowner may request with Work Request. Association may remove at its discretion.
	New plantings			X	Direction is to reduce plantings. Limited new plantings may be made in areas where plantings have been removed. New plantings will not be on a one on one basis. All new plantings will be reduced water need plantings.
	Irrigation			X	Association will maintain/replace at its discretion. Homeowners may not tap into, or modify, irrigation system. Leaks should be reported using Work Request system.
	Animal waste		X		Domesticated & wildlife
WINDOWS					
	Original windows or previously replaced by Association				
		Broken from exterior		X	No coverage if windows have sun tinting applied.
		Broken from interior	X		
		Seal leakage, fogging	X		
		Latches, locks, jammed, screens	X		
	Homeowner replaced windows		X		Homeowner responsible for maintenance/repair/replacement. Association may provide caulking. HOA2 and Villas permit required for replacement.
	Patio doors / screens		X		
	Cleaning		X		Service personnel are not allowed on roofs without prior approval by Paint & Exterior Committee, or Board liaison to committee. If access to roof is required, a roof inspection by Association contractor at homeowners expense may be required after work is completed.
CONCRETE					
	Driveways and walkways to front door			X	Association will replace, repair, raise, grind to level at its discretion.
	Developer installed patios			X	Association will replace, repair, raise, grind to level at its discretion.
	Driveway, walkway, patio coatings		X		Homeowner responsible to maintain coatings, including recoating any areas treated by Association.
	Garage floor		X		
EXTERIOR					
	Painting			X	Association will establish a schedule for painting. Association will determine color schemes to be used and which scheme will be used on any villa. Installed satellite dishes and gutters will be painted at time of exterior painting. Homeowner responsible for painting of satellite dishes and gutters at time of installation, and maintaining between scheduled exterior painting.

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		HOMEOWNER	ASSOCIATION	COMMENTS
	Security door painting	X		May be done by Association contractor at time of exterior painting or installation. Depending on color, may not require painting.
	Security door maintenance			
	Garage light fixture covers		X	Association will repair/replace at its discretion. Electrical repair is homeowners responsibility. Covers are a Villas standard and may not be replaced with non standard covers. Homeowners are responsible for replacement cost if homeowner breaks.
	Patio lights and fans	X		Modification or installation may require a Pinal County, HOA2, Villas permit. Homeowner responsible for any damage to exterior surface caused by installation or failure of device.
	Patio screening	X		HOA2 and Villas permit required.
	Door bells	X		
	Door	X		The physical door is a homeowner responsibility. Replacement doors must meet HOA2 and Villas guidelines.
	Door hardware	X		Locks, knobs, handles, hinges, etc.
	Door surface painting		X	Will be painted at time of scheduled exterior painting. Doors may be painted only approved Association colors. Varnished doors will be varnished based on schedule established by Association. If varnished door surfaces will no longer support varnishing the door will be painted by the Association or be replaced by homeowner.
	Exterior modifications	X		Modifications to exterior are very limited. If approved, homeowner is responsible for all repair to surface, including painting and stucco.
	Gutter and downspout cleaning Gutter maintenance	X		Service personnel are not allowed on roofs without prior approval by Paint & Exterior Committee, or Board liaison to committee. If access to roof is required, a roof inspection by Association contractor at homeowners expense may be required after work is completed. Association roofing contractor generally offers this service. If used, a separate roof inspection is not required.
	Improvements	X		Patio extensions, shade screens, patio enclosures, window replacement, security doors, etc. All approved, or not approved, modifications. Not approved may require removal and repair at homeowners expense.
	Garage Doors	X		Homeowner is responsible for repair, replacement, and maintenance. Association will paint door during the normally scheduled painting cycle. Homeowner is responsible for painting of replacement panels or full door replacement.
PLUMBING		X		Homeowner is responsible for all interior and exterior plumbing. This includes all sewer and water lines serving building. Homeowner is responsible for repair to yard related to any work performed on sewer or water lines.
HVAC		X		Heating, ventilating, air conditioning. Homeowner is responsible for all HVAC. Replacement of outside air conditioning compressors must be located in same spot as original equipment.
	Air conditioning exterior pad	X	X	Association will repair erosion to pad area. Homeowner responsible for pad replacement and leveling.
	Dryer vent	X		Replacement of, or cleaning of. Service personnel are not allowed on roofs without prior approval by Paint & Exterior Committee, or Board liaison to committee. If access to roof is required, a roof inspection by Association contractor at homeowners expense may be required after work is completed.
	Water heater	X		Includes repair of damage done to building.

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	ELECTRICAL, CABLE, TELEPHONE, ETC		X		This includes interface boxes on side of building. Any modification impacting exterior of building will generally require a permit.
	Solar		X		See Association policy.
	PEST CONTROL				Association has a Pest policy covering in more detail Association provided services.
	Termites		X	X	Association provides termite control through a licensed extermination contractor for exterior and interior termite presence. Termite presence should be reported through the Work Request system. Association will repair damage to outside surface of building. Homeowner is responsible for repair to any inside surface, trim, flooring, etc., or structural damage. Association may, at its discretion, provide an annual inspection service.
	Insects			X	Association will provide a scheduled treatment of the exterior slab. Association is not responsible for any insect damage.
	Pack rats		X	X	Association will provide licensed removal service of pack rats inside building. Association may its discretion provide for exterior treatment of rats. Damage caused by rats is homeowner responsibility.
	Bees		X	X	Association will provide for licensed treatment of bees and sealing of entrance areas. Homeowner is responsible for removal of hive and any damage caused by hive or removal thereof.
	ROOFS		X	X	Roofs will be inspected and replaced based on schedule established by Association. No one, other than an Association approved contractor, is authorized to be on roofs. If homeowner allows a contractor, or any person, access to roof, the homeowner is subject to fine and cost of damage repairs. An inspection by an Association contractor may be required at homeowners expense. No opening may be made in the roof structure without a permit. Permits are seldom given. This includes fireplaces, vent fans, dryer vents, solar lights, etc. Openings made without a permit may be closed by the Association at homeowners expense. Satellite dishes, or similar devices, may not be mounted on the roof ares.
	Roof leaks		X	X	Homeowner should report roof leaks using the Service Request system. Association will repair ceiling drywall damaged by roof leaks. Association is not responsible for damage to insulation or any interior surface or furnishings.
	INSURANCE		X	X	Association provides “walls out” insurance coverage on buildings. There is limited earthquake insurance provided. Association also provides certain liability and other coverages. There is a per occurrence deductible which is Homeowner responsibility. Homeowner should carry insurance for the interior portion of the building and furnishings as well as personal liability insurance. Homeowners should consult with their insurance agent to make sure there are proper coverages for any loss they may suffer.
	STRUCTURAL DAMAGE		X		The Association has no responsibility for structural failures or issues.
	MAILBOXES		X		Homeowner is responsible for mailboxes and the standard they are placed on. Homeowner must maintain mailboxes and standards to HOA2 and Villas rules and guidelines.
		3/18/2024			

WHO IS RESPONSIBLE

The above information is provided as a summary and is not all inclusive. If there is a conflict between this summary and the Tract Declaration, the Tract Declaration takes precedence. Homeowners should be familiar with the Villas Rules, including the Villas Architectural and Landscaping Rules; Board Resolutions; and other Villas governing documents. Please assure you have the most current version as these documents change from time to time. Homeowners should also be familiar with SaddleBrooke HOA #2 regulations and guidelines as they take precedence over Villas Declaration and Rules, **except** where the Villas' are more restrictive.