SaddleBrooke Unit 50 HOA Maintenance Checklist

	Unit 50 HOA	Home owner	3rd Party	Remarks
Exterior				
Border Walls (behind Summerwood Villas)	✓		✓	Unit 50 maintains Interior HOA2 maintains exterior
Door Bell		✓		
Driveway	✓			Unless modified by homeowner
Electrical Outlets		✓		
Entry Door (Hardware, locks & keys)		✓		
Entry Screen Doors		✓		
Light Fixture	✓			Original builder installed front coach light & sensor
Front Entry	✓			Concrete coating not HOA responsibility
Garage Door Mechanisms & Adjustment		✓		Maintenance & repair is homeowner responsibility; lubricate as needed
Garage Door Painting	✓			
Gutters & Downspouts	✓			
Hose Bibs		✓		
House Number	✓			
Outdoor Pest Control (excluding termites)	✓			Preventative maintenance only (monthly)
Termite Control/Treatment		✓		
Painting	✓			
Patio Gate	✓			Original builder installed only
Patio Walls/Brick Ledges	✓			
Roof	✓			
Solartube/Skylights/Solar Panels		✓		
Window Screens		✓		
Windows/Sliding Glass Doors		✓	✓	Homeowner to manage with window mfg (ie Milgard)
Interior				
Insulation & Ducting		✓		
HVAC filter replacement		✓		By Homeowner (see attached list per model)
Utilities				
A/C Units (including condenser)		✓		Filter replacement by homeowner
Cable TV, Internet, Satelite System		✓		
Furnace		✓		Filter replacement by homeowner

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	Unit 50 HOA	Home owner	3rd Party	Remarks
Sewer, Water, Electric & Other Utilities		✓		
Trash Collection		✓		
Water Heater		✓		
Common Areas & Yards				
Common Areas	✓			
Drainage	✓			Unless impacted by homeowner alteration
Irrigation	✓			
Landscaping, Trimming & Stone Ground Cover	✓			
Mailboxes			✓	Key access responsibility of homeowner
Streets			✓	Streets are owned by HOA2
Yards	✓			
Robson Warranty Items - Construction Defects			✓	First submit the issue at Robson.com Customer Care Portal. If Robson denies the claim, there is a 9 year Home Builder's LimitedWarranty for construction defects. Call 800-850-2799 (Warranty document posted on TownSq)

Other Owner Responsibilities

The homeowner is responsible for any damage to any part of the structure caused by negligent or willful acts or omissions of the owner and/or owner's family, lessees, tenants, licensees, guests, invitees and/or contracted workers.

Villa Air Filter Info

Filters are 1" thick. The 10x20's are for the fresh air fan and only need changed once or twice a year. The others are recommended monthly though they may be ok for 2-3 months. Filter sizes are also written on the current filters in the home. Some models have an option or a change that might call for a 12x24 in the front bedroom. Most Villas have microwaves, but if there is ever a venthood that pulls more than 400 cfm then there is typically a 14x14 make up air filter Located in the kitchen area that only needs changed as needed. Depends on how much the venthood is used.

Lago 1777	20x20 master bedroom 30x20 outside master 10x20 in sheet metal door above the 30x20
Viva 1655	20x20 master 30x20 outside den 10x20 in sheet metal door above the 30x20
Aria 1500	20x20 master 30x20 hall by garage 10x20 in sheet metal door above the 30x20
Ora 1404	20x20 master 30x20 outside bath 2 10x20 in sheet metal door above the 30x20