

TU CASA HOMEOWNERS' ASSOCIATION

DATE: April 21, 2008
TO: All Homeowners
FROM: The Board of Directors

Dear Tu Casa Owner:

In the recent past, homeowners have experienced plumbing (and other maintenance issues) within their unit. We, as the Board of Directors, want to provide you with information regarding the Association's policies, in order to help owners save time and money on repair issues.

The Association's CC&R's, Section 6.2, page 28, states (in part): "Each owner shall be responsible for the maintenance and repair of his or her Condominium and exclusive use areas appurtenant to his or her Condominium, including without limitation, the glass surfaces, glass doors, windows, screens and screen doors, other exterior doors, door frames, and door hardware, window fixtures and window hardware, improvements within enclosed patio areas, the interior of his or her Unit and the plumbing, electrical, heating and air conditioning systems exclusively servicing his or her Residence. Each owner has complete discretion as to the choice of furniture, furnishings, and interior decorating, except that windows can only be covered by drapes, shutters, or shades and cannot be painted or covered by foil, cardboard, or other similar materials."

Based on that statement, and professional opinion and interpretation of our governing documents, owners are therefore responsible to contact their own plumber, electrician, or other maintenance contractor when experiencing a leak or wiring problem specific to that owner's unit. Please keep in mind that if there are units below your unit, especially in a plumbing situation, you must contact a plumber as quickly as possible to avoid causing damage to the units below your unit. Should it be found that a homeowner-responsibility item causes a leak (lines servicing a washing machine, a bathtub/shower, sink, water heater, etc.), that owner is responsible for any damage to the units below. Naturally, you may choose to submit this as a claim on your personal homeowners' insurance policy.

Should it be found that the issue causing the maintenance problem is Association-responsibility, you may provide your detailed, paid invoices to the Board of Directors for consideration of possible reimbursement. Please ensure your selected contractor carefully details their findings as accurately as possible, so that the Board may determine if it was caused by an Association problem.

Finally, all interior repairs are ultimately the responsibility of the owner of the unit. Should you feel that another unit's lack of maintenance caused your unit's damage, you must pursue the owner of that unit for the costs of repair of your unit's damage. The Association will not get involved in a neighbor-to-neighbor issue.

Should you have any questions on this correspondence or any other Association matter, please do not hesitate to contact our representative with Lindsay Management Services.

Sincerely,

The Board of Directors
Tu Casa Homeowners' Association