

Valley Ranch Patio, Inc. Dwelling Maintenance Policy Update
November 2011

Valley Ranch Patio, Inc. Dwelling Maintenance Policy

References:

Amended and Restated BY-LAWS OF VALLEY RANCH PATIOS, INC., November 1, 1983

Valley Ranch Patios, Inc., Patio Homeowner Rules

Per the BY-LAWS OF VALLEY RANCH PATIOS, INC., Paragraph.8.0302 Maintenance, the homeowner is responsible for all maintenance toward their dwelling except for those items specifically undertaken by the VRP, Inc. The cited VRP, Inc. responsibility essentially included maintenance of exterior surfaces (excluding the roof), stucco repair and rain gutter maintenance of the dwelling that was visible from the street. This has been extended over the years to additional items as needed for overall dwelling maintenance and safety. The purpose here is to delineate the VRP, Inc. policies and practices currently in place.

VRP, Inc. Dwelling Maintenance Responsibilities per: *Valley Ranch Patios, Inc., Patio Homeowner Rules*

.. Stucco and trim painting of the entire dwelling exterior, including repair of spalled or cracked stucco where deemed appropriate by the Board.

.. Incidental window-wood trim replacement, when excessive erosion discovered during routine painting.

o Where source of rainwater entry can be readily determined, VRP, Inc. will correct through caulking and similar corrective actions. Any additional costs for water entry determinations will be at homeowner expense.

o Replacement wood shall be treated and/or preserved for maximum longevity.

Note: Homeowners are expected to monitor and minimize contact between wooden trim and the surrounding soil and/or ground level water puddles. Thus, the homeowner will be responsible for repair of ground level wood-rot damage caused by such extended contact.

.. Atrium and Front Door Patio Beams maintenance.

o Prior to the painting of wooden trims, VRP, Inc. will inspect condition of wooden beams, and remove/repair/replace beams where deemed unsafe due to extended wear.

o Replacement wood shall be treated and/or preserved for maximum longevity.

o The Board may optionally also use other preservation methods, such as metal or plastic covers, to gain maximum longevity of the wooden beams - such materials to blend in with existing structure (e.g., color match) to the extent possible.

o Where existing bracing of beams is determined by the Board representative to be insufficient, repairs may also include additional braces as deemed appropriate. Such braces will be installed and painted to blend in with existing structure to the extent possible.

o In all cases, the specific details for such corrective actions will be prior agreed upon by the homeowner and the designated VRP, Inc. Board representative.

.. Rain Gutter Maintenance

o Upon notification by the homeowner, VRP, Inc. will repair, replace or paint gutters and downspouts. Additional caulking will also be done by VRP, Inc. where water is found leaking between the structure and the rain gutters.

o Until further notice the VRP, Inc. will schedule one annual gutter cleaning for the whole house in late Fall. If additional cleaning is needed, it will be homeowner responsibility to have the work done.

.. House Modifications

o Any homeowner house repair or modification to the original structure will be the homeowner's responsibility for upkeep, repair or replacement.

.. Realtor Signs

o If irrigation lines are damaged or broken to any sign installation, it will be the homeowner's responsibility to have the line repaired and absorb the cost of the resulting invoice.

.. Landscaping

o The Association shall provide landscaping services on each Lot including routine maintenance of trees and shrubs from the street to the rear side wall of the house, excluding the back yard area. That includes trimming, blowing, raking, fertilizing and maintenance of the landscape irrigation system. In the event of death of landscaping on a Lot, the Lot Owner shall be solely responsible for the cost of removal and replacement. K-Ler Land Works will remove small dead plants at no extra cost to the homeowner or Association and the emitter to that plant closed. Large dead trees must be removed at homeowner expense. Owners shall be responsible for damage caused by roots of trees and bushes as well as drainage issues. Owners shall be responsible for following HVA Architectural Committee Rules regarding the removal and replacement of trees and large shrubs. The Committee requires a request for approval to remove and replace medium to large perennial plants as does VRP.

Owners shall use the services of K-Ler Land Works for the removal of medium sized trees and large shrubs because they know the location of irrigation lines. Large trees require the service of a tree removal company. If homeowners do not use K-Ler Land Works, any damage to the irrigation system must be repaired and paid for by the owner.

It is recognized that there will always be borderline cases where homeowner/VRP, Inc. responsibility is unclear. Homeowners are requested to address such questions to the VRP, Inc. Board in writing prior to committing expenses for such repairs. VRP, Inc. will not be responsible for covering any costs by the homeowner unless there is prior approval by Board action.

Attached: Maintenance Standards Sheet

Valley Ranch Patios Maintenance Standards Sheet

What Item Needs Attention	Type of Work Needed	Who Pays the Bill				Approval	Special Situation or Approval Requirements
		Location on Lot*					
		All	Front	Back	Common Area		
Appliances, Stove, Refrigerator, Washer, Dryer	Any service, hookup or replacement	HO					
Atrium & Front Entrance Beams	Repair, replace or refinish	VRP					HO if previously modified by HO
AVAC Air Conditioning System	New Installation	HO				VRP/HVA	
AVAC Air Conditioning System	Exterior Heat Exchanger Replacment	HO				VRP/HVA	
AVAC Heating and Cooling Systems	Any service or replacement	HO					
Awnings, Shade Cloth, Plastic Coverings	Installation or Replacement	HO				VRP/HVA	
Balconies & Decks	All Maintenance, Repair or Replace	HO				VPP/HVA	
Chimney, Flues & Roof Vents		HO				VRP/HVA	
Concrete Sidewalks, and Driveways	All maintenance, repair or replace		VRP	HO			
Curbs		HVA					
Door, Front	Painting		VRP			VRP/HVA	
Door, Front	Maintenance	HO					
Door, Front	Replacement	HO				VRP/HVA	
Door, Garage folding	Maintenance and alignment	HO					
Door, Garage folding	Paint exterior	VRP					
Door, Garage side door	Paint exterior		VRP				
Door, Garage side door	Other maintenance	HO					
Door, Garage side door	Install screen or security door	HO				VRP/HVA	
Door Locks	Maintain, replace or rekey	HO					
Doors, rear sliding	Maintenance	HO					
Doors, rear sliding	Replacement	HO				VRP/HVA	
Doors, sliding, atrium	Maintenance and replacement	HO					
Electrical system	Any service or replacement	HO					
Exhaust Fans	Any service or replacement	HO					
Fence, Rear/Back to enclose yard	Installation, replacement or paint			HO		VRP/HVA	Installation/Replacement requires approval
Fence, Atrium	All maintenance, repair or replace	VRP					
Fence, Meter	All maintenance, repair or replace		VRP				
Fence, Original Rear side privacy	All maintenance, repair or replace		VRP				
Fence, Front, Intermediate/Garden & all Gates	Installation, replacement or paint	HO				VRP/HVA	Installation/Replacement requires approval
Garage Exterior Light Fixtures	Maintanance, excluding bulb replacment		VRP				
Gutters, downspouts, & runoff drainage	All maintenance, repair or replace	VRP					
Gutters, downspouts, & runoff drainage	One cleaning a year	VRP					
Gutters and downspouts	Paint	VRP					
Hot Water Heater	All maintenance, repair or replace	HO					
Insect and termite control		HO					See Dwelling Maintenance Policy
Irrigation systems, including Timer & Values	Maintain, operate, repair & upgrade	VRP					
Landscape maintenance			VRP	HO			
Landscape timbers replace & paint as needed			VRP	HO			
Landscape timbers, replace			VRP	HO			
Patio, back or side	All maintenance & repair			HO			

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What Item Needs Attention	Type of Work Needed	Who Pays the Bill				Approval	Special Situation or Approval Requirements
		Location on Lot*					
		All	Front	Back	Common Area		
Patio, back or side	Replacement			HO		VRP/HVA	
Plantings, visible from street	Trimming		VRP	HO	HVA		
Plantings, visible from street	Remove or replace	HO			HVA	VRP/HVA	
Plumbing and sewerage system	All maintenance, repair or replace	HO					
Roof leak damage to building structure or interior	Repair & Prevent Reoccurrence	HO				VRP/HVA	Approval required for replacements
Roof, skylights, air and exhaust vents	Maintain or replacement	HO				VRP/HVA	Approval required for replacements
Sidewalk	Repair/replacement		VRP	HO			
Snow Removal			VRP	HO			VRP: Driveway and sidewalk to front door
Soil level around house foundation	To prevent termite damage or flooding	HO					
Steps to rear of home		HO					
Stucco	Maintenance and painting	VRP					Unless damage is caused by HO
Stucco	Damage caused by water from roof	HO					
Thermostat	Adjust, repair or replace	HO					
Tree damage to house, fence	Generally covered by HO dwelling insurance	HO					
Tree root damage to front sidewalk and Driveway			VRP				In order to do repairs tree will be removed.
Tree root damage to rear patio or home foundation				HO			
Tree root invasion from HVA Common Area					HVA	HVA	
Tree Removal of dead trees			VRP	HO	HVA	VRP/HVA	Approval needed for Large Trees
Tree Trimming			VRP	HO	HVA		
Windows, screens, and screen doors		HO					
Wood trim, Exterior Fascia	Repair, remove & replace	VRP					
Window Water Leakage	Stop water leaks, repair or remove & replace	HO					
Wood trim, exterior painting	Repair, prep, caulk and paint	VRP					See Dwelling Maintenance Policy
Who Pays Code							
HO= Homeowner HVA= Hidden Valley Association VRP = Valley Ranch Patios							

Amended by VRP Board November 2011

Note: Front Lot location front to include side of house, up to rear wall of house only, excluding back yard area.