

## **PARKVIEW MAINTENANCE STANDARDS**

- All units must be kept clutter free so emergency personnel can properly access your unit.
- Drains must be kept clean and grease should not be discarded down the drains.
- Lessees Owner/tenant must use insured contractors for all work.  
Evidence of Insurance (a Certificate of Insurance) from their contractor naming the Association as an Additional Insured must be submitted prior to the commencement of any work. In the case of an emergency, unit owners must use one of the contractors recommended by the association whose insurance certificate is on file.
- Lessee's undertaking a renovation must advise the Board of Directors and if the project is structural, lessee will be required to present detailed plans signed by a licensed engineer or architect.
- All lessees must install a smoke alarm in every unit, including all bedrooms.
- All interior pipes, fixtures, plugs, sockets, appliances, light fixtures, serving only one unit are the responsibility of the lessor of that unit to maintain, repair, and replace. The total electrical usage per circuit shall not exceed the capacity of the circuit. Electrical devices which may create an overload of standard circuits are not allowed.
- Lessees are responsible to maintain the integrity of the walls, floors, bathroom tile and caulking, window sills, so they do not cause leaks or damage.
- In the case of negligence, any loss, claim, damage, or expense, which is caused or contributed to by water, which escapes from any unit due to clogs, unattended water, overflows, breaks, beaches, or failure of pipes or waterlines, which exclusively serve a unit, will be the responsibility of the lessee. Your liability extends to damage to your and all affected units subject to the lessor's insurance policy and can include deductibles and possible subrogation by the insurance company.
- Each lessee or their tenant or resident of their unit, must report any leak or escaping water to the superintendant immediately after identifying such leak or as quickly as reasonably possible.
- Lessees are responsible for the maintenance and repair of all window glass, window locks, and window screens.
- The lessee is responsible for the maintenance, repair and replacement of bathtub traps.
- The lessor (building) is responsible for the maintenance, repair and replacement of radiators, and all steam or water pipes lying in the interior of the unit.
- Unit occupants shall be responsible for ensuring that any tenant, guest, invitee, or other occupant of the unit complies with each of the maintenance, repair and replacement standards set forth above. For the context of the maintenance standards above, lessee shall include any tenant, guest, invitee, or other occupant of the unit.
- The Board of Directors, after notice and hearing, may levy a fine in accordance with the approved fine structure document for each day that a violation of the maintenance standards exists. Each violation will be subject to a daily fine.
- NOTE: This list of Maintenance Standards will be distributed by e-mail annually and amended by the Board as required.
- Any damage to the building caused by a failure to adhere to these maintenance standards will result in any and all insurance deductibles being charged back to your maintenance fee account.