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Skagit County Auditor

After Recording Return to:  
City of Mount Vernon  
Development Services Department  
910 Cleveland Ave.  
Mount Vernon, WA 98273

**Document Title:** MAINTENANCE COVENANT AND AGREEMENT FOR  
LANDSCAPE BUFFERS, PARKING FACILITIES, OPEN  
SPACE AMENITIES, AND EXTERIOR OF BUILDINGS  
AND ACCESSORY FACILITIES.

**Grantor(s):** LaVenture Group LLC

**Grantee:** City of Mount Vernon, a Municipal Corporation

**Abbreviated Legal Description:** PTE SE ¼ of the SE ¼ Sec 20, Twp 34N, Rge 04E W.M.

**Full Legal Description:** Full legal description of subject property is contained in Exhibit  
"A"

**Assessor's Tax Parcel No:** P26686

**MAINTENANCE COVENANT AND AGREEMENT FOR LANDSCAPE BUFFERS, PARKING FACILITIES, OPEN SPACE AMENITIES, AND EXTERIOR OF BUILDINGS AND ACCESSORY FACILITIES.**

THIS COVENANT AND AGREEMENT ("Agreement") is entered into as of the 21<sup>st</sup> day of January, 202~~3~~<sup>6</sup>, by and between LAVENTURE GROUP'S THE LOFTS LLC, a Limited Liability Company the "Housing Owner", and THE CITY OF MOUNT VERNON, a political subdivision of the State of Washington (the "City"). The City and Housing Owner are individually referred to as "Party" and collectively referred to as the "Parties".

**I. RECITALS**

**WHEREAS**, Chapter 17.73 of the Mount Vernon Municipal Code (MVMC) adopted herein by this reference permits additional dwelling units and allows deviations to a variety of development regulations in exchange for the creation of dwelling units rented to low-income households; and

**WHEREAS**, this Covenant and Agreement applies to certain real property identified as Skagit County Assessor Parcel Number(s): **P26686** addressed as: **1011 South LaVenture Road**, located in the City of Mount Vernon, Skagit County, WA, which is fully described in the legal description in **Exhibit A** attached and incorporated herein by this reference ("Subject Property"); and

**WHEREAS**, the Housing Owner proposed to develop the Subject Property with 66 multi-family residential units and/or permitted under the Development Services Department Project number **PLAN21-0462** and **BLDG23-0102** (the "Project," which term shall include any modified development of the Property under the identified permit number); and

**WHEREAS**, as a condition of the Project, the City has required the Housing Owner to install, construct, and maintain landscaping and landscape buffers, open spaces with their associated improvements (e.g., benches, gazebos, etc.), parking lot striping, paint on curbs, signage, exterior walls and decorative components of structures, and accessory facilities (e.g., mail box covers), which are more particularly depicted in **Exhibit B** and described in **Exhibit C** attached and incorporated herein by this reference ("Residential Amenities"); and

**WHEREAS**, Mount Vernon Municipal Code Chapter 17.73 requires a covenant and agreement be established to require property owners to maintain residential amenities such as all landscaping and landscape buffers, open spaces with their associated improvements (e.g., benches, gazebos, etc.), parking lot striping, paint on curbs, exterior walls and decorative components of structures, and access facilities (e.g., mailbox covers).

**WHEREAS**, the purpose of this Agreement is to ensure that the Residential Amenities are maintained, repaired and replaced so that the Residential Amenities are kept in a clean, orderly condition, free from debris, and available for use by the residents of the Project for the term of this Agreement.

**WHEREAS**, this Agreement sets forth the perpetual obligation for the maintenance, repair, and replacement of certain shared residential amenities located within the Project, ensuring consistent quality of life and aesthetic standards for the benefit of all Residents.

**NOW THEREFORE**, in consideration of foregoing and the mutual promises herein, the Housing Owner agrees as follows for the benefit of the City and hereby grants and conveys to the City and imposes on the Property the covenants and restrictions set forth below.

## II. RECITALS

The Recitals set forth above are incorporated within the Covenant and Agreement as if set forth fully herein.

## III. DEFINITIONS

Definitions. Unless otherwise expressly provided herein or unless the context clearly requires otherwise, the terms defined above shall have the meanings set forth above, and the following terms shall have the respective meanings set forth below for the purposes hereof:

- A. "Director" means the Director of the City's Development Services Department or his or her designee.
- B. "Dwelling" or "Dwelling Unit" means an improved portion of a Lot or Parcel designed for separate ownership or occupancy and intended to serve as a personal residence.
- C. "Housing Owner" means the above identified entity holding title to the Subject Property at the time of Covenant and Agreement execution and all successors in interest.
- D. "Improvements" means all landscaping and landscape buffers, open spaces with their associated improvements (e.g., benches, gazebos, etc.) parking lot striping, paint on curbs, signage, exterior walls and decorative components of structures, and accessory facilities (e.g., mail box covers) and the like.
- E. "Life of the Project" means so long as either the restricted units and/or the bonus density units of the Project are used as dwelling units unlimited with respect to time.
- F. "Lot" means a physical portion of the project that is created by a municipal subdivision process pursuant to Chapter 58.17 RCW and applicable approval by the City Council that is designed for separate ownership; the term "Lot" is intended to be coextensive with the term "Unit" as defined, unless the context clearly indicates a different intent. Within the project, there may be both single-family residential Lots designed for one dwelling and multi-family residential Lot design for multiple Dwelling Units.
- G. "Property" means the real proposed legally described in Exhibit A attached hereto and incorporated herein.
- H. "Residential Amenities" means Improvements, more particularly depicted in Exhibit B attached hereto and incorporated herein and described in Exhibit C attached hereto and incorporated herein.
- I. "Unit" means a dwelling unit in the Project.
- J. "Upkeep" means any care, inspection, maintenance, operation, repair, repainting, remodeling, restoration, improvement, renovation, alteration, replacement, and reconstruction necessary to maintain the property in a decent, safe, and sanitary condition, in keeping with the maintenance standard and schedule established in Exhibit D attached hereto and incorporated herein.

#### IV. TERM AND TRANSFERS

- A. Term of Covenant and Agreement. This Agreement is binding upon and enforceable against the Housing Owner for the Life of the Project, for the benefit of and enforceable by the City. If the Project, as a whole, is destroyed or demolished, and the Housing Owner rebuilds not under the codes the Project was permitted under, but the City Codes then in effect, absent further amendment, this Covenant and Agreement will terminate.
- B. Housing Owner hereby grants to the City, and subjects the Property to, the conditions, covenants, and restrictions set forth herein, which are covenants running with the land, binding on Housing Owner and its successors and assigns, benefiting the City.
- C. Housing Owner hereby declares its express intent that this Covenant and Agreement shall pass to and be binding upon the Housing Owner's successors in title including any purchaser, grantee, owner or lessee of any portion of the Property (other than residential renters of individual units) and of any purchaser, grantee, owner or lessee of any portion of the Property and any other person or entity having any right, title or interest therein.
- D. Housing Owner agrees not to transfer the Property or any portion thereof or interest therein (other than residential tenancies in the Project consistent with this Covenant and Agreement) to any successor unless the successor agrees in writing to be bound by the provisions of this Covenant and Agreement and Housing Owner provides the Director with a copy of such agreement prior to the transfer.
- E. Transfers of membership interests or changes of members in an entity whose members do not have an interest in specific property of the entity, pursuant to RCW 25.15.245 or other applicable laws, are not considered to be transfers of an interest in the Property or Project for purposes of this Covenant and Agreement.

#### V. OWNER OBLIGATIONS FOR UPKEEP OF RESIDENTIAL AMENITIES

- A. Description of Residential Amenities. Residential Amenities of the Project consist of those items identified in Exhibit "B" and described in Exhibit "C".
- B. The Housing Owner is responsible for upkeep, maintenance, repair and replacement of the Residential Amenities as detailed in Exhibit "D" attached hereto and incorporated herein. The Housing Owner shall:
  - a. Maintain, repair, and replace amenities in a timely and workmanlike manner in accordance with the approved plans in the development of said project which have been approved by the City of Mount Vernon, and are on file in the Office of the City of Mount Vernon Development Services Department;
  - b. Ensure compliance with all local codes and safety standards;
  - c. Provide regular inspections of the amenities; and
  - d. Hire qualified contractors as needed.
- C. Housing Owner shall be responsible for budgeting and reserving adequate funds for scheduled maintenance and future replacement of listed improvements based on site conditions and lifecycle expectations according to the schedule provided in Exhibit "D".
- D. The use and maintenance of any Residential Amenities shall be the responsibility of the Housing Owner and control of the Housing Owner shall be authorized to promulgate reasonable rules so long as the rules are not inconsistent with this Agreement.

- E. **Rights of Use and Access.** Subject to the other provisions of the Covenant and Agreement, the residents have a right to use the Residential Amenities for the purposes for which the Residential Amenities were intended.
- F. **Equal Access to Common Facilities.** Tenants in the affordable units shall have equal access and enjoyment of all Residential Amenities of the Project.
- G. **No Interference with Residential Amenities.** Housing Owner shall not permit any person to obstruct any of the Residential Amenities nor shall any person place or cause, or permit anything to be placed or stored on or in any of the Residential Amenities.
- H. **Insurance; Loss or Damage to Designated Units; Condemnation.** Housing Owner shall keep the Project insured by an insurance company licensed to do business in the state of Washington and reasonably acceptable to the City, against loss by fire and other hazards included with "broad form coverage," in the amount of one hundred (100) percent of the replacement value of the Project for the entire term of this Covenant and Agreement, unless otherwise agreed to in writing by the City and Housing Owner. Housing Owner shall provide to the City evidence satisfactory to the City of compliance with this insurance requirement promptly upon request of the City. If the Project is substantially destroyed, any new development on the Property shall include new Residential Amenities satisfying the terms of this Covenant and Agreement.
- I. **Inspection of the Restricted Units, Access License.** Housing Owner hereby grants to the City a license, subject to existing laws, rules, regulations, matters of record, and the rights of residential tenants in occupancy, to enter the Project during normal business hours (upon not less than seventy-two (72) hours' prior notice to Housing Owner) in order to inspect the Project and to inspect such records as are necessary to determine compliance with this Covenant and Agreement, and to exercise any other rights or remedies that the City may have hereunder.

## VI. AMENDMENTS

- A. This Covenant shall be amended only by a written instrument executed by the parties hereto or their respective successors in title, and duly recorded in the real property records of Skagit County, Washington.
- B. The Housing Owner, from time to time, may propose to change the Residential Amenities. The City or its Designee shall approve or deny the proposed amendment to the Residential Amenities based upon the criteria set forth for a Minor Modification in Mount Vernon Municipal Code 14.05.220 adopted herein as now or hereafter amended.
- C. The Housing Owner shall notify the City or its Designee of the proposed change in writing for the City's or its Designee's approval. Amendments to **Exhibits B and C** shall be considered to be approved in writing when the revised **Exhibits B and C** are signed by the Owner and the City or its Designee without the need for a further written document attaching the revised exhibit and striking prior versions of the exhibit. In the event of conflict between versions of **Exhibits B or C**, the version maintained by the City or its Designee as the then-current version, signed by Owner and City or its Designee, shall prevail.

## VII. ENFORCEMENT, DEFAULT AND REMEDIES

- A. **Notice of Default or Violation.** In the event of any default under or violation of this Covenant and Agreement, the City shall provide the Owner sixty (60) days written notice of such default, which notice shall state the nature of the default or violation. If the default or violation is not cured to the satisfaction of City within sixty (60) days from receipt of such notice, or, within a time set by the City upon approval of a written request by the Housing Owner if the Housing Owner establishes it is exercising due diligence to correct the noncompliance, City may pursue any or all remedies available to it as set forth in this Section.
- B. **City Enforcement.** City hereby reserves the right to enforce this Covenant and Agreement by pursuing any and all remedies provided by law or in equity. City's remedies shall include, by way of example and not limitation, the right to specific performance of this Covenant and Agreement, and damages and injunctive relieve for breach of this Covenant and Agreement.
- C. **Remedies.** If Housing Owner is found to be in default of this Covenant and Agreement , the City's remedies shall include, without limitation, specific performance, preliminary and permanent injunctive relief, appointment of a receiver on an interim and/or permanent basis, monetary damages, restitution, and if deemed the prevailing party recovery of all costs and attorneys' fees incurred by the City in enforcing this Covenant and Agreement , including the reasonable value of services provided by attorneys who are City employees and including the reasonable value of any other services provided by City employees.
- D. **No Waiver.** No waiver of any breach or violation of this Covenant and Agreement shall be binding unless made in writing by the City and no waiver or delay in enforcing the provisions of this Covenant and Agreement as to any breach or violation shall impair, damage, or waive the right of the City to obtain relief or recover for the continuation or repetition of such breach or violation or any similar breach or violation of the Covenant and Agreement at any later time.
- E. Nothing herein limits the authority of the City to take enforcement action under the Code.

## VIII. OTHER TEMS, CONDITIONS AND REQUIREMENTS

- A. **Priority.** Housing Owner represents and warrants that there are no monetary liens on the Property or Project with priority over this Covenant and Agreement.
- B. **Representations and Warranties, and No Conflict with other Documents** Housing Owner represents and warrants that it has the full power and authority to enter into and perform this Covenant and Agreement , that this Covenant and Agreement represents the valid, binding obligation of Housing Owner and is enforceable in accordance with its terms, and that Housing Owner has not executed and will not execute any other agreement with provisions contradictory to, or in opposition to the provisions of this Covenant and Agreement .
- C. **Attorneys' Fees.** If legal action is commenced involving enforcement of this Covenant and Agreement against the Housing Owner reasonable attorneys' fees and costs shall be awarded to the substantially prevailing party.
- D. **Choice of Law, Jurisdiction, and Venue.** This Covenant and Agreement shall be construed and enforced in accordance with and governed by the laws of the state of Washington. Housing Owner and the City consent to the jurisdiction of the courts of the state of Washington and agree that venue of any action arising hereunder shall be exclusively in Skagit County, Washington.

- E. Captions. The section and subsection captions used in this Covenant and Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions in this Covenant and Agreement.
- F. Genders. The use of any gender herein shall be deemed to include the other gender, and the use of the singular in this Covenant and Agreement shall be deemed to include the plural and vice versa, wherever appropriate.
- G. Counterparts, Effectiveness, Recordation, Amendments. This Covenant and Agreement may be executed in two or more counterparts, each of which shall constitute an original. This Covenant and Agreement shall be effective upon recording. The provisions hereof shall not be amended, revised or terminated, other than pursuant to the express terms hereof, except by an instrument in writing duly executed by the Director and Housing Owner or their successors and assigns, and duly recorded.
- H. Severability. The invalidity of any clause, part or provision of this Covenant and Agreement shall not affect the validity of the remaining portions thereof.
- I. Hold Harmless. The Owner shall defend, indemnify, and hold the City, its officers, officials, employees, volunteers and its Designee and any other party authorized hereunder to enforce the terms of this Covenant, harmless from any and all claims, injuries, damages, losses, or suits, including attorney fees, arising out of or resulting from this Covenant.
- J. Entire Covenant and Agreement. This Covenant and Agreement, including any exhibits, attachments and references to documents herein, contains the entire agreement and understanding between Housing Owner and the City with respect to the subject matter of this Covenant and Agreement.
- K. Delivery of Notice. Any notice or other document required or permitted by this Covenant and Agreement to be delivered to a party shall be deemed delivered on the day personally delivered or shall be deemed delivered three (3) days after mailing. If the delivery day after mailing falls on a Saturday, Sunday, or City of Mount Vernon holiday, or if personal delivery is made after normal working hours, then the delivery day shall be determined to be the next day that is not a Saturday, Sunday, or City of Mount Vernon holiday.

Delivery to the City shall be made separately to both of the following:

City of Mount Vernon  
Attention: City Attorney  
910 Cleveland Ave  
Mount Vernon, WA 98273

City of Mount Vernon  
Attention: Development Services Director  
910 Cleveland Ave  
Mount Vernon, WA 98273

Or to such other address/department as is later specified to the City by written notice to the Housing Owner.

Delivery to Housing Owner shall be made to:

LaVenture Group's The Lofts, LLC  
Attention: Mr. Scott Wammack  
P.O. Box 159  
Arlington, WA 98223

Or to other such address as is later specified by Housing Owner by written notice to the City.

SIGNED AND APPROVED this 15<sup>th</sup> day of January, 2026

NAME OF LLC: LaVenture Group's The Lofts LLC  
LLC IS MANAGED BY  
(SELECT AS APPLICABLE):  Member Managed  Manager Managed  
STATE OF  
INCORPORATION: WASHINGTON  
LLC ADDRESS P.O. Box 159, ANLINGTON, WA 98223

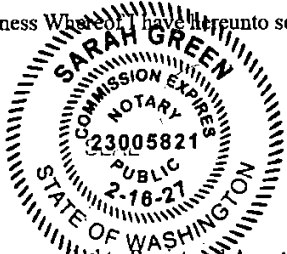
Signature: [Signature] Signature: \_\_\_\_\_  
Printed Name: Scott Wammack Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_ Title: \_\_\_\_\_  
(Member/Manager) Member/Manager (Member/Manager) \_\_\_\_\_

NOTARY ACKNOWLEDGEMENT(S) FOR A LIMITED LIABILITY COMPANY

STATE OF WASHINGTON }  
  } ss.  
COUNTY OF SKAGIT

On the 15<sup>th</sup> day of January, 2026 before me personally appeared Scott Wammack to me personally known, who, being by me duly sworn, did say that he or she is the member/manager of LaVenture Groups The Lofts LLC, a limited liability company of the state of Washington, executed the foregoing Designation of Agent in behalf of said limited liability company by authority of its Articles of Organization and/or its Operating Agreement; and acknowledged said Designation of Agent to be the free act and deed of said limited liability company for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.




[Signature]  
Notary Public Signature  
Residing at Tulalip WA  
My appointment expires 2/16/2027

Date copy mailed to Registered Agent: \_\_\_\_\_  
Registered Agent: Houlihan Law, P.C.  
100 N 35<sup>th</sup> Street  
Seattle, WA 98103-8606

**CITY OF MOUNT VERNON**

Mayor

  
\_\_\_\_\_  
Peter Donovan

ATTEST   
Becky Jensen, City Clerk

Development Services Director

  
\_\_\_\_\_  
Steve Sexton

Approved as to form:  
City Attorney

  
\_\_\_\_\_  
Kevin Rogerson

- Exhibit A: Legal Description
- Exhibit B: Project Map Identifying Location of Residential Amenities
- Exhibit C: Residential Amenities: Detailed Description
- Exhibit D: Maintenance, Repair, and Replacement Schedule and Cost for Residential Amenities

**EXHIBIT A**  
**LEGAL DESCRIPTION**

That portion of the Southeast Quarter of the Southeast Quarter of Section 20, Township 34 North, Range 4 East W.M., described as follows:

Beginning at a point on the North Line of the road along the South line of said subdivision, commonly known as Section Street, at a point 297 feet East of the West line of the East 30 rods of said subdivision;  
Thence East along said North line to the West line of the East 30 feet of said subdivision, as conveyed to the City of Mount Vernon by Deed recorded as Auditor's File No. 869709 for LaVenture Street;  
Thence North along said West line 660 feet;  
Thence West to a point North of the point of beginning;  
Thence South to the point of beginning.

EXCEPT the South 215 feet thereof;

Situated in Skagit County, Washington

**EXHIBIT B**

PROJECT MAP IDENTIFYING LOCATION OF RESIDENTIAL AMENITIES



**EXHIBIT C**  
**RESIDENTIAL AMENITIES: DETAILED DESCRIPTION**

**PROJECT NAME:** The Lofts  
**PROJECT FILE #:** BLDG23-0102  
**SITE ADDRESS:** 1011 South LaVenture Road  
**SITE PARCEL NUMBER(S):** P26686

Component	Description
Site Landscaping and Landscaping Buffers	See Exhibit B for type and locations
Tables, benches and gazebos	See Exhibit B for type and locations
Patios and paths	See Exhibit B for type and locations
Parking Lot Striping	See Exhibit B for type and locations
Curbs	See Exhibit B for type and locations
Exterior walls and decorative elements	See Exhibit B for type and locations
Accessory facilities	Mailboxes, lighting - See Exhibit B for type and locations
Fencing	See Exhibit B for type and locations
Indoor Recreational Space	See Exhibit B for type and locations

**EXHIBIT D  
MAINTENANCE, REPAIR, AND REPLACEMENT SCHEDULE AND COST FOR RESIDENTIAL AMENITIES**

<b>Improvement</b>	<b>Maintenance Tasks</b>	<b>Repair Actions</b>	<b>Replacement Actions</b>	<b>Schedule</b>	<b>Estimated Cost Range (2025 dollars)</b>
<b>3.1 Landscaping and Landscape Buffers</b>	Mowing, pruning, fertilizing, irrigation system upkeep, weed and pest control.	Replacement of dead or dying plant material within 30 days of notice or observation, repair or irrigation systems	Replanting to original or approved design standards if areas are damaged or removed.	Weekly (maintenance), Annually (system check), As needed (replacement)	\$0.10-\$0.20/sq. ft. monthly; Plant replacement: \$25-\$150 per plant
<b>3.2a Open Spaces (tables, benches, gazebos)</b>	Regular cleaning, removal of litter, graffiti, and debris; inspection of fixtures for safety.	Prompt repair of damaged wood, metal, or composite surfaces.	If repair is not viable, damaged structures must be replaced with like-kind materials and design.	Monthly (inspection), Annually (deep clean), Every 8-12 years (replacement)	\$200-\$500 (repairs); \$2,000-\$10,000 (replacement structures)
<b>3.2b Open Spaces (patios and paths)</b>	Sweep regularly, remove debris, pressure wash to eliminate dirt, mildew, and algae. Check for cracking, uneven surfaces, or drainage issues.	Repair cracks with concrete filler or patching; grind or level trip hazards; replace broken sections as needed. Seal surfaces every few years to extend life.	Repair cracks with concrete filler or patching; grind or level trip hazards; replace broken sections as needed. Seal surfaces every few years to extend life.	Monthly (sweeping); Annually (pressure washing & inspection); Seal every 3-5 years; Replace sections as needed (-20-30 year lifespan)	Cleaning: \$0.10-\$0.30/sq.ft.; Crack repair: \$5-\$10/ft.; Leveling: \$6-\$15/sq.ft.; Replacement: \$10-\$20/sq.ft.
<b>3.3 Parking Lot Striping</b>	Maintain visibility and reflectivity of striping and markings.	Re-stripe as necessary due to fading or surface wear.	Full re-striping required every 3-5 years, or as needed to maintain compliance with ADA and fire code standards.	Every 1-2 years (striping)	\$0.20-\$0.50/linear ft; ~\$500-\$1,500 for small lots
<b>3.4 Curbs</b>	Repainting as needed to maintain clear demarcation (e.g., red zones, fire lanes)	Patch cracks or chips in curbs to prevent structural degradation.	Full replacement if sections are structurally unsound or present trip hazards.	Every 1-2 years	\$3-\$5/linear ft
<b>3.5 Signage (directional, regulatory)</b>	Clean signage surfaces regularly and ensure visibility is not obstructed by	Straighten, re-anchor, or replace mounting posts; touch-up paint or reface sign faces as needed.	Replace signs that are faded, broken, or illegible with signs of equal or greater quality.	Semi-annually (inspection); Replace every 5-10 years	\$100-\$300 per sign; Installation: \$50-\$150

Improvement	Maintenance Tasks	Repair Actions	Replacement Actions	Schedule	Estimated Cost Range (2025 dollars)
3.6 Exterior Walls and Decorative Elements	<p>landscaping.</p> <p>Power-washing, graffiti removal, and sealing as needed.</p>	<p>Patch cracks, paint touch-up, and refinish decorative materials (e.g., stone, stucco).</p>	<p>Replace materials that are beyond repair to match original aesthetic design.</p>	<p>Annual inspection; Repainting every 5-7 years</p>	<p>Power wash: \$0.30-\$0.60/sq. ft.; Repainting: \$1.50-\$3/sq. ft.</p>
3.7 Accessory Facilities (mailbox covers, lighting, etc.)	<p>Clean and inspect for functionality (e.g., opening/closing mechanisms, locks).</p>	<p>Promptly address rust, dents, or damage from weather or vandalism.</p>	<p>If beyond repair, replace with units matching community standards or architectural design.</p>	<p>Monthly (inspection); Replace every 7-10 years</p>	<p>\$50-\$200 per unit (mailboxes, lights); \$300-\$600 for grouped units</p>
3.8 Fencing	<p>Inspect for rot, insect damage, loose boards, and leaning posts. Clean to remove dirt, mildew, and debris. Re-stain or seal as needed to protect from weather.</p>	<p>Replace broken or rotting boards, reset or replace leaning or damaged posts, and stain/seal entire sections as needed.</p>	<p>If beyond repair, replace with fencing matching community standards or architectural design.</p>	<p>Inspect quarterly; Power wash and re-stain or seal every 2-3 years; Replace sections every 15-20 years depending on exposure and condition.</p>	<p>Cleaning: \$0.10-\$0.25/sq.ft.; Staining/sealing: \$1-\$2/sq.ft.; Repairs: \$20-\$40/linear ft; Full replacement: \$25-\$60/linear ft</p>
3.9 Indoor Recreational Space	<p>Cardio Equipment:</p> <ul style="list-style-type: none"> <li>Weekly cleaning of surfaces and display screens</li> <li>Monthly inspection of belts, motors, and moving parts</li> </ul> <p>Strength Equipment:</p> <ul style="list-style-type: none"> <li>Quarterly lubrication of belts and mechanical components</li> <li>Annual professional inspection &amp; servicing</li> </ul> <p>Strength Equipment:</p> <ul style="list-style-type: none"> <li>Weekly wipe-down and sanitization</li> </ul>	<p>Cardio Equipment: Belts, decks, and motors may require replacement every 3-5 years depending on use</p> <p>Strength Equipment: Cables and grips may need replacement every 1-2 years</p> <ul style="list-style-type: none"> <li>Upholstery may require re-covering every 3-5 years</li> </ul>	<p>If beyond repair, replace with equipment of similar quality.</p>	<p>Cardio Equipment: Cleaning: Weekly</p> <ul style="list-style-type: none"> <li>Minor Maintenance: Monthly</li> <li>Servicing: Annually</li> <li>Replacement: Every 5-7 years</li> </ul> <p>Strength Equipment: Cleaning: Weekly</p> <ul style="list-style-type: none"> <li>Inspection: Monthly</li> <li>Cable Replacement: Every 2 years</li> <li>Full Equipment Replacement:</li> </ul>	<p>Cardio Equipment: Annual Maintenance: \$100-\$250 per unit Full Replacement \$2,000-\$6,000 per unit</p> <p>Strength Equipment: Annual Maintenance: \$75-\$150 per machine Cable Replacement: \$50-\$150 per cable Upholstery Repair: \$100-\$300 per bench/machine Full Replacement: \$1,500-\$4,000 per</p>

Improvement	Maintenance Tasks	Repair Actions	Replacement Actions	Schedule	Estimated Cost Range (2025 dollars)
	<ul style="list-style-type: none"> <li>Monthly inspection of cables, pulleys, bolts, and fasteners</li> <li>Lubrication of moving parts as needed</li> <li>Free weights and accessories:                             <ul style="list-style-type: none"> <li>Regular cleaning and disinfection</li> <li>Visual checks for cracks, loose parts, or rubber degradation</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>balls may degrade and need replacement every 5-7 years</li> <li>Flooring and Mats:                             <ul style="list-style-type: none"> <li>Replace mats as needed; rubber flooring every 10+ years if maintained well</li> </ul> </li> </ul>		<ul style="list-style-type: none"> <li>Every 10-15 years</li> <li>Free weights and accessories:                             <ul style="list-style-type: none"> <li>Cleaning: Daily to Weekly</li> <li>Inspection: Monthly</li> <li>Replacement: Every 5-7 years</li> </ul> </li> <li>Flooring and Mats:                             <ul style="list-style-type: none"> <li>Cleaning: Weekly</li> <li>Deep Clean: Annually</li> <li>Replacement: Mats (every 3-5 years), flooring (10-15 years)</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>unit</li> <li>Free weights and accessories:                             <ul style="list-style-type: none"> <li>Annual Maintenance: Minimal (\$50-\$100 for cleaning supplies)</li> <li>Replacement: Varies widely, e.g., full dumbbell set: \$1,000-\$2,000</li> </ul> </li> <li>Flooring and Mats:                             <ul style="list-style-type: none"> <li>Annual Cleaning: \$250-\$500</li> <li>Mat Replacement: \$200-\$500</li> </ul> </li> <li>Rubber Flooring Replacement: \$5-\$10 per sq. ft.</li> </ul>