

Association/Homeowner Responsibilities

Item	Association Responsibility	Homeowner Responsibility
Landscaping	All District Facilities	Gardens planted by owners or care of areas that have been enclosed
Irrigation System	Watering & maintaining all portions of the District Facilities	None
Streets, Curbs & Gutters	If not City owned	None
Sidewalks, Walkways, Stoops & Steps	Walkways servicing more than one unit.	Walkways, stoops or sidewalks servicing only one particular Unit.
Doors	None	All repair & replacement
Interior Finish	None	All interior maintenance
Air Conditioning	None	All repair & replacement
Utility lines (water, sewer, gas, electricity & telephone)	Those serving common ground	Those serving individual units
Eaves, Gutters & Downspouts	HOA	None
Trees and Shrubs	HOA if part of the District Facility	Gardens planted by owners or care of areas that have been enclosed
Insurance	Property/Liability/D&O	HO6 Policy
Trash/Recycling	HOA 1x per week	None
Roof	HOA	None
Exterior Portion	Exterior Portions of all buildings, which are part of the Common Areas, and that do not constitute part of a Unit or the Limited Common Areas.	All Windows and Doors
Windows	None	Screens, glass & doors, frames, sashes and jambs and the hardware.
Driveways	Joint Driveways, the portion of a driveway that is common to provide access to the driveway to the garages of more than one unit.	Driveways & the floor of each units garage
Snow Removal	Plow & Clear snow (not ice) in excess of 2", from sidewalks & streets which are part of the District Facility. After snowfall has ceased.	Walkways, stoops or sidewalks servicing only one particular Unit.
Decks and Patios	None	Trellis, decks, balconies & Patios
Foundation	Structural portions	None
Plumbing	Interior Plumbing Common to All units in the buildings	All Plumbing which serve only that unit.

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Sewer Lines	Maintain & repair the sewer service lines from each building, including both Townhome & Condo buildings, to the main Sewer line	Sewer lines from the building into each unit it serves.
Limited Common Areas	None	All limited common areas pertaining to each unit.
Retaining Walls	HOA	None

Definitions

"Units" means both Townhome and Condominium Units.

"District Facility" means all areas designated by the Developer for the general use or benefit of all Owners.

"Limited Common" means common areas serving exclusively one Unit or more than one but less than all Units.