

TURNAGAIN VILLAGE HOMEOWNERS' ASSOCIATION

GENERAL MAINTENANCE RESPONSIBILITIES

Per the Declaration of Turnagain Village Homeowners' Association

ITEM	ASSOC RESPONSIBILITY (to be paid by collected assessments)	OWNER RESPONSIBILITY (independent of obligation to pay assessments)
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Grounds	Front yards, easements. & all trees front and back only	All Other
Driveways	Snow removal only	All (except snow removal and seal coating – seal coating has been added to the Association budget, to be completed every 3 years)
Walkways	All	None
Retaining Walls	All (billed separately when required)	None (unless repair is due to damages by individual owner)
All exterior surfaces of buildings	Paint Only (every 7 years)	All (except painting every 7 years)
Decks, porches, balconies, et al	None (except painting) ⁴	All
Gutters, Downspouts ¹	Cleaning Only	All other
Roofs	Normal wear and tear ⁵	All other, including insurable events
Sewer Lines	None	All
Windows, Doors, Glass	None	All
Plumbing, electrical, and heating and cooling systems	None	All
Interior of buildings and other structures	None	
Foundations	None	All

ITEM	ASSOC RESPONSIBILITY (to be paid by collected assessments)	OWNER RESPONSIBILITY (independent of obligation to pay assessments)
Fences ^{2, 3}	Perimeter only	Fences built on dividing line between units are "party" fences (see Party Walls)
Chimneys	None	All
Exterior light fixtures, bulbs, house numbers, bee hives, rodent/insect infestations, etc.	None	All
Mailboxes	None	All
Party Walls ^{2, 3}	None	One half of the reasonable cost of maintaining the wall as a party wall, excluding interior paint
Any homeowner improvement	None	All

¹Since modifications have been made to gutters and downspouts since original construction, the Association only budgets for one annual cleaning per year, with all other maintenance responsibilities being the homeowners.

²Pursuant to Article VI, Section 7, fences and walls built on the dividing line between units or between units and open space are party fences or party walls and the rules of law apply thereto.

³Pursuant to Article VI, Section 1 and Section 2, each wall which is built as part of the original construction of the homes, placed on the dividing line between the Units, shall constitute a party wall and to the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and of liability for property damage due to negligent or willful acts or omissions shall apply thereto. The cost of reasonable repair and maintenance of a party wall shall be shared by the Unit Owners who make use of the wall in proportion to such use (fifty-fifty).

⁴Since homeowner modifications/improvements have been made to backyard decks either during original construction and/or since original construction, a motion passed at the January, 2011 Annual Homeowners Meeting for the painting/staining/sealing of backyard deck flooring to be homeowner responsibility.

⁵If satellite dishes are installed on roofs, owner assumes responsibility for roof maintenance for affected portion of roof.

Completing an exterior modification without written approval from the homeowners' association subjects the unit to a \$500 fine. Homeowners who proceed to make exterior modifications without written approval from the homeowners' association waive their right to a hearing.