



HindmanSanchez

**MAINTENANCE, REPAIR, REPLACEMENT AND INSURANCE
RESPONSIBILITIES FOR HOVER VILLAGE SEVEN COMMUNITY
ASSOCIATION**

June 18, 2018

NOTE: This chart shows whether Owners or the Association are responsible for the maintenance, repair, replacement, and insurance of various components within the community pursuant to the Declaration of Covenants, Conditions and Restrictions of Hover Village Seven Community Association.

A = Hover Village Seven Community Association
O = Owner

	MAINTENANCE ¹	INSURANCE
BUILDING EXTERIORS		
Residence-structure, including foundation, columns, girders, beams and supports	O ⁵	A ⁷
Siding, sheathing, wrap, brick, trim, molding, and other exterior building facade surfaces	A ⁴	A ⁷
Exterior stoops, steps, railings, and concrete surfaces including driveways	O ⁵	A ⁷
Patios and decks including concrete, wood, stones, pavers, lattice, and railings	O ¹¹	A ⁷
Party wall fencing on Lots (see definition in Article I, Section 31 of Declaration)	O ⁵	O ^{7,8}
Perimeter fencing (along north property line)	A ⁴	A ⁶
Roof shingles and roof underlay	A ⁹	A ⁷
Gutters and downspouts	A ⁹	A ⁷

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	MAINTENANCE ¹	INSURANCE
Unit chimneys caps, dryer vents, and other exterior vents (as originally installed and constructed)	A ¹¹	A ⁷
Unit chimneys caps, dryer vents, and other exterior vents (as added by homeowners)	O ¹¹	A ⁷
Window and window screens	O ^{5,9}	A ⁷
Skylights and solar tubes	O ^{5,9}	A ⁷
Water spigots	O ⁵	A ⁷
Window caulking (only in connection with Association's caulking and painting of siding)	A ¹¹	A ⁷
Window caulking (other than in connection with Association's caulking and painting of siding)	O ¹¹	A ⁷
Window well covers	O ⁵	O ⁸
Roll out patio covers	O ⁵	O ^{7,8}
Exterior unit doors and garage doors including peep holes, doorknobs and lock mechanisms	O ^{5,9}	A ⁷
Storm doors	O ^{5,9}	O ⁸
Exterior patio and porch light fixtures (excluding city street lamps)	O ⁵	A ⁷
Satellite dishes and antennae	O ⁵	O ⁸
UTILITIES		

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	MAINTENANCE ¹	INSURANCE
Unit fixtures, equipment and utilities including but not limited to: <ul style="list-style-type: none"> • Furnaces • Heating equipment • Thermostats • Ducts • Conduits • Unit Water/Sewer pipes • Meters • Electrical wiring • Electrical outlets • Telephone wiring • Telephone outlets • Light switches • Hot water equipment • Cable wiring • Compressors • Circuit boxes and breakers • Air Conditioners • Radon mitigation systems 	O ⁵	A ⁷
RESIDENCE INTERIORS		
Furnishings, including all personal property such as furniture, electronics, jewelry, and clothing	O ⁵	O ⁸
Window coverings	O ⁵	O ⁸

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	MAINTENANCE ¹	INSURANCE
Permanent fixtures including but not limited to: <ul style="list-style-type: none"> • ceiling fans • hand rails • cabinets • countertops • bathtubs and showers • sinks • toilets 	O ⁵	A ⁷
Appliances including: <ul style="list-style-type: none"> • oven • range • refrigerator • dishwasher • washer/dryer • countertop microwave 	O ⁵	O ⁸
Fireplaces (including facade, screen, flue, and damper)	O ⁵	A ⁷
Unit interior walls, floors, and ceilings—including finished and unfinished surfaces, doors, drywall, paint, wallpaper, paneling, texture, studs, insulation, hardware, tile, vinyl, hardwood, carpeting, and other material lying within such walls, floors, and ceilings	O ⁵	A ⁷

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	MAINTENANCE ¹	INSURANCE
Any components lying <u>between the perimeter drywall and residence exterior wall</u> , including but not limited to: <ul style="list-style-type: none"> • insulation • girders • beams • pipes • wiring • plumbing 	O ⁵	A ⁷
Subflooring	O ⁵	A ⁷
Party walls (walls dividing residences and shared by owners/residents on each side)	O ¹⁰	A ⁷
Basements and crawlspaces	O ⁵	A ⁷
GROUNDS		
Landscaping on Common Elements including irrigation systems	A ⁴	A ⁶
Landscaping on Lots including irrigation system, plants, sod, river rock, and steel edging	A ^{2,3}	O ^{7,8}
Landscaping on Lots (planter boxes, pots, and additional plantings installed by homeowners)	O ^{5,11}	O ^{7,8}
Planter boxes on Lot	O ⁵	O ⁸
Drainage, grading, and drainage improvements on Lots	O ⁵	O ^{7,8}

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	MAINTENANCE ¹	INSURANCE
Drainage, grading, and drainage improvements on Common Elements including, but not limited to, French drain/trickle channel and detention pond area	A ⁴	A ⁶
OTHER		
Snow removal from driveways and sidewalks on Lots	A ¹¹	NA
Snow removal from sidewalks on Common Elements	A ⁴	NA
Garbage pick-up	O ⁵	NA
Common Elements existing in community and not otherwise listed	A ⁴	A ⁶
Any personal property of owners not otherwise listed	O ⁵	O ⁸

NOTES

A. IN THE EVENT AN OWNER FAILS TO MAINTAIN HIS/HER LOT AND IMPROVEMENTS THEREON AS REQUIRED BY THE DECLARATION, THE ASSOCIATION HAS THE RIGHT TO ENTER UPON THE LOT AND PERFORM SUCH MAINTENANCE AS PROVIDED IN ARTICLE VI, SECTION 15 OF THE DECLARATION.

B. IN THE EVENT THE NEED FOR MAINTENANCE OR REPAIR IS CAUSED BY THE WILLFUL OR NEGLIGENT ACT OR OMISSION OF ANY OWNER OR BY ANY MEMBER OF AN OWNER'S FAMILY OR BY A GUEST OR INVITEE OF ANY OWNER, THE COSTS OF ANY RESULTING ASSOCIATION REPAIR OR MAINTENANCE SHALL BE THE RESPONSIBILITY OF SUCH OWNER AS PROVIDED IN ARTICLE XVI, SECTION 3 OF THE DECLARATION.

C. ANY LOSS FALLING WITHIN THE DEDUCTIBLE PORTION OF AN INSURANCE POLICY THAT WOULD OTHERWISE BE COVERED BY THE ASSOCIATION'S INSURANCE SHALL BE BORNE BY THE ASSOCIATION AS PROVIDED IN ARTICLE VIII, SECTION 2 OF THE DECLARATION.

ENDNOTES

- ¹ The term “maintenance” includes repair and replacement unless otherwise noted on the Chart
- ² Hover Village Block Seven, Residential Unit Development: Final Site and Landscape Plan; Landscape Note 1
- ³ Hover Village Block Seven, Residential Unit Development: Final Site and Landscape Plan; Landscape Note 4
- ⁴ Declaration of Covenants, Conditions and Restrictions of Hover Village Seven Community Association, Article IV, Section 1
- ⁵ Declaration of Covenants, Conditions and Restrictions of Hover Village Seven Community Association, Article VI, Section 15(a) & 15(b)
- ⁶ Declaration of Covenants, Conditions and Restrictions of Hover Village Seven Community Association, Article VII, Section 2
- ⁷ Declaration of Covenants, Conditions and Restrictions of Hover Village Seven Community Association, Article VII, Section 3
- ⁸ Declaration of Covenants, Conditions and Restrictions of Hover Village Seven Community Association, Article VII, Section 6
- ⁹ Declaration of Covenants, Conditions and Restrictions of Hover Village Seven Community Association, Article XVI, Section 1
- ¹⁰ Declaration of Covenants, Conditions and Restrictions of Hover Village Seven Community Association, Article XVII, Section 3
- ¹¹ Resolution of Board of Directors dated May 22, 2018