

**PARK PLACE OF ITASCA HOMEOWNERS ASSOCIATION
HOMEOWNERS and ASSOCIATION RESPONSIBILITIES**

Version 3

14-Mar-11

ITEM

Association
Responsibility

Homeowner
Responsibility

BUILDING INTERIOR/EXTERIOR

1	Extension pipes connected to downspouts		Declaration Article Three, Section 3.03
2	Eaves, fascia, flashes and like appendages which serve the home		Declaration Article Three, Section 3.03
3	Windows	Declaration Article Three, Section 3.03	
4	Patio Door Replacement		Declaration Article Three, Section 3.03 (c)
5	Chimney		Declaration Article Three, Section 2.13
6	Roofs	Declaration Article Three, Section 3.03	
7	Balconies, steps, porches, door entry concrete platforms at door entries and patios		Declaration Article Three, Section 2.13
8	Exterior portions of all trim on the homes that require painting	Declaration Article Three, Section 3.03 (a)	
9	Garages (except painting which shall be Association responsibility)		Declaration Article Three, Section 3.03(c)
10	Gutters and Downspouts		Declaration Article Three, Section 3.03(c)
11	Exterior brickwork and siding		Declaration Article Three, Section 3.03(c)
12	Exterior portions of all doors (including garage doors) and any outside coach lights on the garages or by the exterior doors	Declaration Article Three, Section 3.03(c)	
13	Privacy Area (none designated)		Declaration Article Three, Section 3.08

COMMON AREAS			
14	Patio		Declaration Article Three, Section 2.13
15	Private roads, driveways, cul-de-sacs, walkways and parking areas (including street cleaning and snow)	Declaration Article Three, Section 3.02	
16	Trees, shrubs, flowers, grass and all other landscaping within the Community Area	Declaration Article Three, Section 3.02	
17	Private Water and Sewer Service Extensions	Declaration Article Three, Section 3.02	
18	Street Lights	Declaration Article Three, Section 3.03 (a)	
19	Storm sewer detention system, inlet pipe drain tiles, catch basins	Declaration Article Three, Section 3.03 (a)	
OTHER			
20	Air Conditioning Equipment		Declaration Article Three, Section 2.13
21	Sump Pumps		Declaration Article Three, Section 3.03 ©
22	Homeowner's Insurance		Declaration, Article Four, Section 4.02