

# DEER PARK ESTATES HOMEOWNERS ASSOCIATION

## MAINTENANCE RESPONSIBILITY CHART

Exterior Components	Association Responsibility	Owner Responsibility
Air Conditioning Condensers & Systems		Art. 5, § 5.1
Air Conditioning Unit		Art. 5, § 5.2
Appliances, individual water heater		Art. 5, § 5.1
Attic space		Art. 5, § 5.2
Chimneys & Fireplace		Art. 5, § 5.1
Decks – horizontal components		Art. 5, § 5.2
Decks, installed by Developer & vertical components	Art. 4, § 4.7(a)	
Detention / retention ponds	Art. 4, § 4.7(a)	
Dog runs		Art. 5, § 5.1
Doors – entry and garage replacement		Art. 5, § 5.1
Doors – painting and staining	Art. 5, § 5.1	
Driveways	Art. 4, § 4.7(a)	
Emergency & Fire Access Equipment	Art. 4, § 4.7(a)	
Entryway monument signage	Art. 5, § 5.1	
Exterior of structure on Lot – Home & Garage siding and trim	Art. 5, § 5.1	
Foundation	Art. 5, § 5.1	

Gas, phone, water & electrical lines serving more than one unit	Art. 5, § 5.1	
Glass surfaces		Art. 5, § 5.1
Gutter and downspout water drainage system on Lot	Art. 5, § 5.1	
Interior and Exterior Extermination of insects and animals affecting unit		Art. 5, § 5.2
Irrigation well system	Art. 4, § 4.7(a)	
Landscaping in Common Areas and as installed by Developer on Residential Lots	Art. 4, § 4.7(a)	
Off-street Guest Parking	Art. 4, § 4.7(a)	
On-site sanitary sewers and water mains from B-box to residential Lot	Art. 4, § 4.7(a)	
Open areas between Lots	Art. 5, § 5.1	
Party Walls		Art. 10, § 10.3
Pedestrian Paths and Walkways	Art. 4, § 4.7(a)	
Play equipment, if any	Art. 4, § 4.7(a)	
Plumbing, electrical, gas & telephone serving an individual unit		Art. 5, § 5.1
Roads and curbs	Art. 4, § 4.7(a)	
Roof	Art. 5, § 5.1	
Sidewalks and Service Walks	Art. 4, § 4.7(a)	
Skylights	Art. 5, § 5.1	
Snow / ice removal from: roadways, bike path, pedestrian paths & walkways, driveways, driveway apron, service and entry walks, guest parking areas	Art. 4, § 4.11(a)	

Sprinkler Rooms (even if in Residential Lot)	Art. 4, § 4.7(a)	
Stairs and Stoops	Art. 5, § 5.1	
Storm sewers and storm water collection on Common Areas	Art. 4, § 4.7(a)	
Street lights	Art. 4, § 4.7(a)	
Structures, culverts, piping, ditches or other improvements which are to provide for stormwater drainage and detention and privacy for Property	Art. 5, § 5.1	
Sump pump		Art. 5, § 5.1
Vent maintenance that is exclusive to Owner's Home (this includes lint and nesting material removal)		Art. 5, § 5.2
Walkways (entry)	Art. 4, § 4.7(a)	
Wetlands & Wetland buffer area	Art. 4, § 4.7(a)	
Window Well	Art. 5, § 5.1	
Windows (including sidelights)		Art. 5, § 5.1