

## Walnut Canyon Village I Maintenance Responsibilities

The following is from Article 6.1 of the Walnut Canyon Village I CC&Rs

Association Responsibilities:

### **Maintain Common Elements, maintenance and improvement to include;**

- Landscaping
- Trees
- Shrubs
- Grass
- Streets
- Driveways
- Parking areas
- Sidewalks
- Snow removal (streets only)
- All water, sewer, and other utility lines from utility meter to exterior of townhouse

### **Exterior Maintenance of Townhouse, paint, repair, replace and care to include;**

- Roofs
- Original builder installed skylight fixtures
- Decks
- Patios
- Siding of exterior walls
- Exterior surface of railings
- Window frames
- Window panes
- Painting of garage doors
- Landscape on a lot (excludes landscape within the gated or enclosed areas of patios and decks, between wall of garage and the walkway leading to the front of the townhouse.)
- Lighting and light fixtures affixed to front of garage (excludes fixtures or additions made or installed by owners.)

Any other action that the Board deems necessary to preserve and protect the Common Area and its beauty.