

Updates to Declarations

ARTICLE 11

AUTHORITY OF ASSOCIATION

Section 11.1 Maintenance and Repair as a Common Expense. All maintenance, repairs, and replacements of the exterior of any Building (excluding the roofs, driveways, and paved parking areas appurtenant to each Lot, Common Walls and the cleaning and removal of snow from any decks) shall be the Common Expense of the Association. Moreover, the maintenance of all Association property shall be a Common Expense. The Association has the duty and obligation to at all times properly maintain the exterior of all Buildings in an attractive and quality condition and to at all times keep such exterior thereof in the same condition and repair as when originally constructed. Provided, however, in the event any maintenance, repairs and replacement to any Building is required due to the negligence, misuse or deliberate act of the Owner, the Owner's family, guests and invitees or tenants, such expense shall be the liability of the Owner and charged to the Owner by the Association.

Section 11.2 Landscaping. The Owner of any Building shall be responsible for the initial landscaping of the Lot in accordance with the Design Guidelines and as approved by the Design Review Board and the Town. Thereafter, the maintenance of all such landscaping and lawns shall be the duty and obligation of the Association and shall be a Common Expense of the Association with the exception of potted plants, flower boxes, or Landscaping of any kind on decks. However, the loss of any landscaping shall be borne by the Owner. All subsequent landscaping must be approved by the Design Review Board. The Association shall have the right to utilize the exterior water spigots of any Building to water adjacent landscaping within the Lot and the water so used shall be the expense of the respective Owners.

adopted changes to clarify language

Maintained by HOA:

Front yard and side yard gardens, irrigation and mulch

Lawn care including watering, fertilizing and weeding

Exterior wood finishes including decks, deck rails, wood siding, fascia , trim, logs

Exterior load bearing logs, beams, joists

Exterior Stone Veneer

Finish of Exterior Doors

Snow removal from driveway and road when snowfall meets or exceeds 6"

Not Maintained by HOA:

Damage or repairs resulting from construction defects or building code violations

Roofs and parapet walls attached to roofs

Driveways, driveway borders, Concrete sidewalks and steps,

Hillside and terraced gardens, gardens in hanging baskets or on decks

Hillside stability and/ or retaining walls

Ice mitigation from drives, walkways or roofs

Maintenance of Utilities

Windows and Doors, other than painted finish

Any loss of landscape features including plants and trees