

Elk Run Phase IV H.O.A Maintenance Responsibility Policy

Homeowner Responsibility

Representative items including, but not limited to:

1	All interior structure & concrete foundations
2	Unit footprint & foundation
3	Electrical, plumbing and related venting (Including related leaks)
4	Walls, paint, all coverings
5	Light fixtures, interior, exterior
6	Floors, ceilings, carpets, all coverings
7	Appliances, cabinets attached to walls
8	Furnace, water heater, air conditioner and related venting (Including related leaks)
9	Fire places, chimneys & flues (Including related leaks)
10	Fire sprinkler system: All interior issues, leaks, repairs, heads and related damage
11	Sky lights & windows (Including related leaks)
12	All furniture & personal belongings
13	Decks, rails & steps - concrete, wood, other
14	Landscaping & trees homeowner installed
15	Landscaping lighting
16	Utility lines phone, cable TV, electrical, & gas
17	Garage door, pedestrian door, glass doors, front entry door
18	Venting: All (i.e.: clothes dryer, plumbing, furnace, hot water tank, etc., including related leaks)
19	Fences & gates
20	Snow removal from deck & steps
21	Water lines internal and external (Including related leaks)
22	Gutters & downspouts installed by homeowner
23	Roofs: Leaks and ice dams: (due to installations, piercings, or failure to install/maintain heat tape, by any homeowner or tenant, past or present)

Association Responsibility for Normal Wear and Usage

1	Exterior: Siding and painting only
2	Roofs: Shingles & sheathing only
3	Sewer and water lines, street to building only
4	Common areas & driveways
5	Fire sprinkler system (Riser Room Maintenance Only)
6	Lawn sprinkler system
7	Landscaping planted by association
8	Snow removal from driveways
9	Garage door & pedestrian doors. Paint only on HOA schedule only
10	Gutters & downspouts installed by the original builder or association, typically over the garages only

This Insurance and Maintenance Responsibilities document of the Association is a legally binding document.
This document was created by the Association's legal counsel of Parsons Behle & Latimer

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