

Quivira Falls Community Association

Clarification of Association and Homeowner Responsibilities for Maintenance, Repair, Care and Replacement as Required by the Covenants

The responsibility for the maintenance, repair, replacement, and care of property within the Quivira Falls subdivision shall be determined by the ownership of the property, what is specifically called for by the Covenants, and policy that clarifies unclear portions of the Covenants or adds additional benefit to the homeowners.

The Association

Covenants, Article 7, 2a: *"...the Association shall provide routine repair, maintenance and care for private streets, cul de sacs and driveways, exterior building surfaces, roof, walks and other exterior improvements including exterior fence and all trees, shrubs and grass within common areas."*

Chimney Chase – That portion of a townhouse unit that is attached to the unit and surrounds a Chimney Stack. The exterior of the Chimney Chase is part of the Exterior Building Surface of a townhouse unit.

Roof – That portion of a townhouse that prevents water, snow, and critters from entering into the interior of a townhouse unit from above the unit.

Flashing - provides the same function as the roof and therefore is included in the definition of "roof" and is an Association responsibility. "Flashing" includes **Chimney Flashing, Waste Water Vent Flashing, Attic Vent Flashing, Skylight Flashing, and Roof Valleys Flashing.**

Lawn Care for Private Lots – A service provided by the Association and charged back to the owner of an unfenced Lot with a detached townhome thereon as an "Additional Service" for a fee". This service relieves the said lot owner of the responsibility of maintaining the major portions of his Lot and maintains a uniform landscaping appearance throughout the community. The services provided will be the same as are contracted by the Association for the common areas and can include grass mowing, fertilizer, weed and insect control, spring and fall clean-up, gutter cleaning twice a year, and shrub trimming.

Individual Homeowner

Covenants, Article 7, 2b *"To maintain, repair and replace at his expense all portions of his lot and townhouse unit constructed thereon which are not the responsibility of the board of directors of the Association"*

All platted Lots within the Quivira Falls Subdivision contain either a detached or attached townhome and have within their Lot boundaries the townhouse unit; decks, balconies, and porches; deck, balcony, porch, and stair railings; patio and boundary fences; gutters; and patio. Lots can also contain trees, shrubs, plants, and grass. As required by the Covenants and in lieu of contradicting policies, these are all the responsibility of a Lot owner to maintain, repair and replace.

Additionally, **Chase Caps or Covers, Chimney Caps, and Attic Vents** do not function as a "roof" and therefore are the responsibility of the Lot owner to repair, maintain, or replace.

Tree Trimming or Tree Removal on private Lots and patios that are on private Lots, are the responsibility of the Lot owner.