

**Highline Club Owners Association
Maintenance and Insurance Responsibilities^{1 2}**

Item	Association Maintains	Owner Maintains	Association Insures ³	Owner Insures
COMMON AREA				
Landscaping ⁴	X		X	
Lighting	X		X	
Parking Spaces	X		X	
Private Streets	X		X	
Utilities ⁵	X		X	
LOTS AND HOMES				
Patio		X	X	
Patio Fences	X		X	
Landscaping, including irrigation	X		X	
Privacy Fences		X ⁶	X	
Party Wall		X ⁷	X	
Windows and Glass (Interior and Exterior)		X	X	
Home Interior Fixtures	X		X	
Utilities ⁸		X	X	
Roof	X		X	
Steps	X		X	
Balconies	X		X	
Outer surfaces of exterior walls (excluding glass)	X		X	
Driveway	X		X	
Water Service (portion within home)		X	X	

¹ Maintenance and insurance responsibilities based on review of the First Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Highline Club, Recorded with the Denver County Clerk and Recorder on February 20, 1985, at Reception No. 079033 (the "Declaration").

² The maintenance responsibilities herein assume no negligence or abuse on the part of any Owner, tenant, or any other resident of a Home, or on the part of a guest or invitee of any Owner, tenant, or any other resident. In the event that any such negligence or abuse exists, Section 9(e) of the Declaration shall apply.

³ All types and levels of insurance for coverage shall be in accordance with Section 20 of the Declaration.

⁴ Refers only to that landscaping necessary on the common area.

⁵ Refers to those portions of the water, sewer, electrical and other utility located on the Common Area and the portions located on the exterior portions of the Lots.

⁶ In accordance with Section 5(k) of the Declaration, Owners may install properly approved privacy fences along the perimeter of the Lot. The Declaration explicitly makes the Owner liable for landscaping, irrigation, cleaning, maintenance, repair and replacement of landscaping, ground cover, trees and shrubs on a Lot partially or wholly enclosed by the privacy fence, as well as for the privacy fence itself.

⁷ In accordance with Section 11(b) of the Declaration, "[t]he cost of reasonable repair and maintenance of such a Party Wall shall be shared equally by the Owners of the Lots abutting such Party Wall.

⁸ Refers to those portions of the water, sewer, electrical and other utility systems that are inside the Owner's Home from the point they enter the exterior wall of his Home.

Item	Association Maintains	Owner Maintains	Association Insures ⁹	Owner Insures
LOTS AND HOMES (Cont'd)				
Water Service (portion outside of home)	X		X	
Awnings	X ¹⁰		X	
Doors	X ¹¹		X	
Downspouts and gutters	X ¹²		X	
Lighting (outside home but on Lot)	X ¹³		X	
Lighting fixtures (inside home)		X ¹⁴	X	
Siding	X		X	
Walkways	X		X	
Contents of Home and Personal Property Therein		X		X

⁹ All types and levels of insurance for coverage shall be in accordance with Section 20 of the Declaration.

¹⁰ The Declaration does not specifically address maintenance responsibilities for awnings, but Section 9(b) states in relevant part that the "Association shall provide for the maintenance, repair and replacement of the exterior surfaces of the Home." It would therefore seem reasonable that the Association would be responsible for awnings on the outside of the Home.

¹¹ The Declaration does not specify maintenance responsibilities for doors. Given that under Section 9(b) the Association is responsible for the exterior surfaces and given that the Declaration specifically makes an exception that homeowners are responsible for interior and exterior of windows, it may be inferred, though it is unclear, that the Association is responsible for maintenance of the doors.

¹² The Declaration does not specifically address maintenance responsibilities for downspouts and gutters, but given that under Section 9(b) the Association is responsible for the "exterior surfaces" of the Home, it would seem reasonable to infer that the Association would be more likely to be responsible for downspouts and gutters.

¹³ The Declaration does not specifically address maintenance responsibilities for exterior lights within the Lot, but given

¹⁴ The Declaration does not specifically address maintenance responsibilities for interior lighting fixtures, but given Section 9(a) it seems reasonable that the homeowner would be responsible.