

STAPLETON FILING 2 TOWNHOME ASSOCIATION, INC - MAINTENANCE CHART

ITEMS	ASSOCIATION RESPONSIBILITY	OWNER'S RESPONSIBILITY	OTHER RESPONSIBILITY
Balconies/Decks	Exterior painting and/or staining.	All structural components of the decks, balconies, porches, patios & stoops, including any railing, etc.	-
Concrete, Including Snow Removal	All driveway aprons, steps, sidewalks serving the Townhomes.	The private entries, the stoop at the front or rear entrance that serves one unit only.	City of Denver maintains the concrete, including snow removal on the streets. The Master Association maintains the concrete, including snow removal in the alleys.
Doors - Exterior	Painting and/or staining of the exterior surfaces of all exterior doors.	All, except painting and/or staining of the exterior surfaces of all exterior doors.	-
Doors - Garage	Painting and/or staining of the exterior surfaces of all garage doors.	All, except painting and/or staining of the exterior surfaces of all garage doors.	-
Exterior Light Bulbs	-	All	-
Exterior Light Fixtures	-	All	-
Exterior Surfaces	Any brickwork, siding, trim, stone, eaves and fascia, including caulking the trim surrounding the window or door (except windows, window glass, window screens, exterior doors, door frames and garage doors.	Windows, window glass, window screens, exterior doors, door frames and garage doors.	
Fencing, Hand Rails, Trellises & Retaining Walls	Any fences, iron railings, trellises and walls that were originally installed by the Builder/Developer.	Any fences, hand rails, trellises and walls that were installed by Townhome owners.	-
Gutters & Downspouts	All	Keep in a down position, away from foundations and concrete slabs, and free and clear of obstruction and debris	-
Interior	-	All, including the foundation and structural components of walls, roofs, decks, balconies, porches, patios & stoops.	-
Landscaping - Sprinkler System	Landscaping in front yards, alleys and public landscape areas serving the Townhomes.	Any landscaping and irrigation within the individual backyards, if applicable.	Master Association maintains all landscaping in common areas and parks.
Mailbox Structures	All	-	-
Plumbing, Heating & Electrical		All utility, cable and other service lines serving an individual Townhome	
Roofs/Walls	Exterior surfaces only; includes all tiles, epdm membranes, waterproofing materials, etc.	All, including the structural components of walls, roofs, decks, balconies, porches, patios and stoops. Includes trusses, decking, framing, etc.	
Sanitary Sewer & Water Laterals	Maintenance of the sanitary sewer laterals and water laterals from the meter pit to the Townhomes.	Any maintenance of sanitary sewer laterals and water laterals inside the unit; that service only that unit.	-
Structural - Foundations	-	All, including the foundation and structural components of the foundation.	-
Windows	Painting and/or staining of the exterior surfaces of the windows and window frames.	All, except painting and/or staining of the exterior surfaces of the windows and window frames.	-
Additions, Improvements	-	All, owner accepts all maintenance, repair & replacement responsibilities for any additions, improvements, etc. installed after the 1st closing on the home.	
This Maintenance Chart is provided for the convenience of Stapleton Filing 2 Townhome Association owners and is not intended to supersede any of the requirements stated in the recorded Declaration of Covenants, Conditions, and Restrictions for the Stapleton Filing 2 Townhomes. The terms of the recorded Declaration shall control in the event of any conflict between this Maintenance Chart and the Declaration.			
The responsibilities stated in this Maintenance Chart assume no negligence on the part of an owner or the Association. This Chart does not include insurance responsibilities, which may differ from the maintenance obligations for specific improvements.			