

Mansions of North Park Homeowners Association
Association Service Responsibility Matrix

The services marked as "YES" below are the responsibility of the Association and are paid for through the monthly maintenance fee. Those services marked as "NO" may be the responsibility of the Association if not performed by the Homeowner but would then be billed to the Homeowner.

<u>ITEM DESCRIPTION</u>	<u>PAINT</u>	<u>REPAIR</u>	<u>REPLACE</u>	<u>MAINTAIN (A)</u>
Address Signage	YES	YES	YES	YES
Brick on structure	N/A	NO	NO	NO
Chimneys	N/A	NO	NO	NO
Decks/I-Beams	YES (B)	YES (B)	NO	YES (B)
Dormers	YES (B)	YES (B)	NO	YES (B)
Downspouts	N/A	YES	YES	YES
Driveways	N/A	YES	YES	YES (C)
Embankment at creek	N/A	YES	YES	YES
Exterior light sconces	N/A	YES	YES	YES
Exterior post lights	YES	YES	YES	YES
Fencing (common)	YES	YES	YES	YES
Front doors	YES	NO	NO	NO
Front door trim	YES	NO	NO	NO
Front porches	N/A	NO	NO	NO
Garage doors	YES	NO	NO	NO
Grass	N/A	YES	YES	YES
Gutters	N/A	YES	YES	YES
Man doors	YES	NO	NO	NO
Mulch beds	N/A	YES	YES	YES
Patio walls	N/A	NO	NO	NO
Retaining walls (on lot)	NO	NO	NO	NO
Roofs	N/A	YES	YES	YES
Shrubs	N/A	YES	YES	YES
Sidewalks (D)	N/A	YES	YES	YES
Storm doors	NO	NO	NO	NO
Storm sewers (common)	N/A	YES	YES	YES
Trees	N/A	YES	YES	YES
Utility lines	N/A	NO	NO	NO
Vents – roof	YES	YES	YES	YES
Vents – other	N/A	NO	NO	NO
Windows	N/A	NO	NO	NO

(A) Cut, clean, and trim

(B) Any costs involved are billed back to each homeowner respectively.

(C) The cost of snow removal is billed as a special assessment every May/June.

(D) Up to the door of both townhomes and patio homes.

*Pest control on common property only will be provided by the Association.

*All repairs and maintenance are subject to available Association funds. A special assessment may be required.