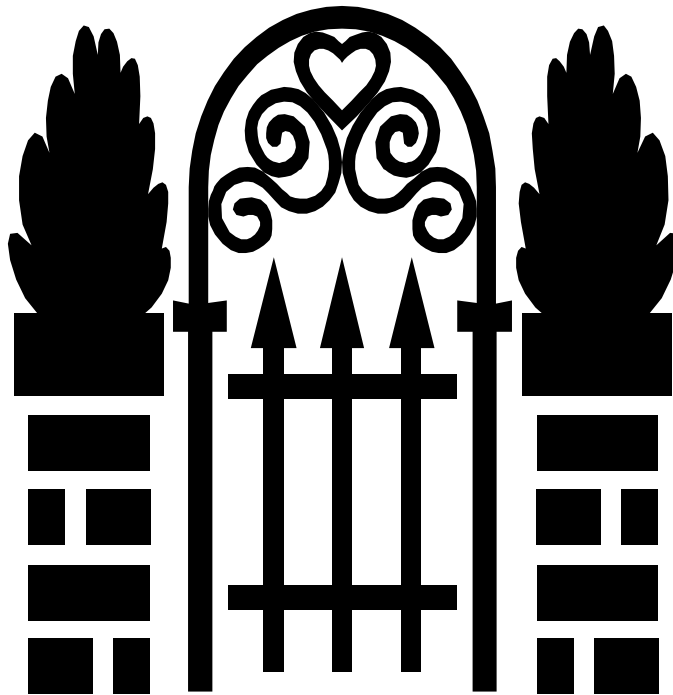


**WINDWOOD HOMEOWNERS
ASSOCIATION**

RESIDENT HANDBOOK



Effective June 1, 2011

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WELCOME TO WIND WOOD

Welcome to Wind Wood Homeowners Association. As an owner of a townhome, you are a member of the Association. The Association has prepared this handbook for your use to understand certain important aspects of the Association's operation.

Townhome living is a unique style of homeownership, blending benefits of single-family ownership with many benefits of the apartment style of life. However, homeowners face certain differences that are not generally applicable to single family homeownership, but are necessary to maintain the continued attractiveness and uniform appearance of the townhome community. This handbook was written to inform you of the specific rules and regulations, which govern the Association and the procedures that must be followed when any change, modification, or alteration to the building and grounds is considered. Each homeowner's thoughtfulness, cooperation and participation are essential ingredients to making our community an enjoyable place to live.

Introduction

Wind Wood Homeowners Association was built by New Horizon Homes in 1978. Wind Wood Homeowners Association is a nonprofit corporation chartered by the State of Minnesota to provide for maintenance, preservation and architectural control of the community of 100 townhomes. Membership in the Association is automatic with the purchase of a townhome.

The operations of the Association are handled by a Board of Directors of nine (9) homeowners elected from the general membership at their Annual meeting. The Board of Directors is obligated to run the Association according to its registered legal documents – the Declaration, the By-Laws and the Articles of Incorporation. Each homeowner should be familiar with the content of these documents. Within the By-Laws, the Board of Directors is given the power to develop rules and regulations for the Association and is given the power to enforce the rules and regulations.

Meetings

The Board of Directors meets every 4th Wednesday of each month (except for holidays) to conduct the business of the Association. These meetings rotate between directors' homes within Wind Wood. Homeowners are welcomed to attend the meetings, but since they are held within the directors' homes, space can be limited. Please call ahead for the time and location of the meeting.

Each year, the Annual meeting is held in September. This meeting is held at a public facility to accommodate all homeowners. At this meeting, director positions are filled from the general membership, expenses and upcoming budget is reviewed, major projects and upcoming issues discussed.

Management

The Board of Directors, through the documents, has the right to employ a management company to conduct the day-to-day operations such as payment of bills, overseeing contractors, working with employees, securing bids from contractors, etc. Wind Wood has contracted with three (3) Management Companies since control of the Association has been turned over to the homeowners. The Property Manager attends the monthly meetings along with the Annual Meeting each year. At the time of this publication, the current Management Company and Property Manager is:

Keller Properties, Inc. – Carl F. Keller III
1895 East County Road E
White Bear Lake, MN 55110
651-777-0120

Maintenance

The Association is responsible for exterior maintenance of the buildings and private yard areas as stated in the primary documents and/or rules and regulations. Inside repairs and maintenance is the responsibility of the homeowner. At the end of this handbook is a detailed listing of Association's versus homeowner's responsibilities.

Association Assessments

All Homeowners are assessed 1/100th of the annual budgeted amount needed for the Association to operate. The annual assessment can be made in monthly installments. The monthly assessment covers the Annual Operating Expenses and provides for the Reserve for Replacement budget for repair and/or replacement of capital items. Copies of the budget are given to each homeowner at the Annual Meeting. Extra copies can be received from the Management Company.

Your monthly Association Fee includes exterior insurance coverage, administrative expenses, trash removal, lawn care, snow removal and outside maintenance. As the owner, you are responsible for your water, sewer, electricity, telephone, cable and interior/contents insurance coverage.

Action Request Forms

The Management Company uses a form for homeowners/residents to use when reporting rule violations, maintenance requests, etc. Copies of this form are available from the Management Company. We encourage you to use this form instead of calling for repairs.

Insurance

Insurance for the common areas and the structure of each building is covered under a Master Blanket Policy that runs from April 1 to April 1. Insurance is a “common expense” and is included in the monthly Association Fee. Each homeowner is issued a Certificate of Insurance by the Insurance Agent. A copy is sent to your mortgage company. At the time of this publication, the Insurance Agency and Agent is:

RJF Agency
Agent – Joe Mirocha
763-746-8000

Homeowners need to insure the inside and contents of their townhome. The Declaration provides what the Association covers. If the Association’s policy does not cover an item, the homeowner’s policy should. Homeowners should discuss their specific insurance needs with their agent and if necessary, the Association’s agent. Homeowners should report any damage to common grounds or building interior (by external causes), or exterior to the Property Manager as soon as possible. If a claim needs to be filed with the Association’s agent, please contact the property manager. **DO NOT CONTACT THE AGENT ON YOUR OWN TO FILE A CLAIM.**

If the loss is caused by an element that the Association is responsible for, then the Association will pay for the deductible. If the loss is caused by an element outside of the Association’s control, then the homeowner will be responsible for the deductible. Call the Management Company for the deductible amount.

Changes to the Private Yard Area and Building Exteriors

Any changes, additions or deletions to the exterior of your townhome or to the private yard areas must be approved by the Board of Directors before beginning the project. The guidelines and procedures that must be followed in seeking approval for any changes, additions or deletions are described on page 8 of this handbook.

Trash Removal and Recycling

Trash and recycling is picked up on Wednesday. Trash containers must be put out no earlier than the morning of trash pickup and removed by the end of the day. Trash containers cannot be stored at the end of the driveway or outside. The containers must be stored in your garage. If you have an unusual amount of trash or non-household trash (i.e.: furniture, mattresses, etc.) to be picked up, please call the Management Company for the name and telephone number of the trash hauling company. There is an extra charge for this type of extra pickup and this is the owner’s responsibility.

Lawn Care and Snow Removal

The Association contracts with one company to take care of the grounds and to remove the snow each year. The grounds are mowed on a weekly basis, when needed. The grounds company also completes the shrub trimming, fertilizing, and Spring and Fall cleanup.

In November, the grounds contractor will mark the driveways with stakes for the snowplow trucks. Please do not remove the stakes since these are the guides for the crew to the turf doesn't receive damage from the plow blades. The contractor will plow the main roads and open each cul-de-sac. This also includes each driveway and the shoveling of each sidewalk. Homeowners are responsible for the salting of icy areas. Macbeth Circle, Macbeth Court and Stratford Road are city streets and are plowed by the City.

Water Bill Reimbursement

The Association reimburses qualified homeowners for excess water and sewer charges during the lawn watering season.

Only homeowners who are metered for outside water spigot usage are eligible. (See list of eligible addresses below.)

Macbeth Circle: 6825, 6832, 6833, 6842, 6858, 6913, 6921, 6929, 6937
6945, 6953, 6963, 6971

Macbeth Court: 6841, 6849, 6857, 6865, 6873, 6881, 6889, 6897, 6905

Stratford Road: 6879, 6887

Note: 6852 Macbeth Circle is metered separately by the City of Woodbury and is not eligible for homeowner reimbursement.

Excess water and sewer are amounts beyond the minimum (base usage) charge. This includes "Water - Tier 1", "Water - Tier 2", and "Sanitary Sewer - Tier 1" charges. Minimum water and sewer charges and other fixed charges such as storm sewer, test fees, etc. do not qualify for reimbursement.

The lawn watering season runs from April 15 through October 15. The City of Woodbury charges customers quarterly. Summer bills are reimbursable since the service dates (6/1 thru 8/31) are within the lawn watering season. Spring (3/1 thru 5/31) and Fall (9/1 thru 11/30) bills are also reimbursable as long as the billing service period and lawn watering season overlap. Winter bills (12/1 thru 2/28) are not reimbursable.

Homeowners can request reimbursement by sending a copy of their water bill within one year of billing date to Keller Properties, 1895 East County Road E, White Bear Lake, MN 55110.

Newsletter

The Association provides a quarterly newsletter for the members of the Association. The newsletter provides the homeowners with the information concerning meeting minutes, meeting dates, events and other important information for the homeowners. If a homeowner would like to advertise an item for sale, etc., they can do so by contacting the Management Company.

Selling Your Townhome

Please notify the Management Company when you have a signed purchase agreement for your home. The seller should pass on to the buyer the Association Documents and Rules and Regulations. As of June 1, 1994, the MCIOA (Minnesota Common Interest Ownership Act) became effective for all townhomes and condominiums built after that date. Wind Wood Home Owners Association has not optioned into MCIOA. This information will be helpful to your Realtor when you go to sell your townhome. In order for the Association to option into MCIOA, this would require amending the primary documents and a vote of the general membership in accordance with the current primary documents concerning amendments.

For new financing or for the closing, certain forms could be required. If forms need to be ordered or completed or if you need an extra copy of the documents or if you need an extra copy of the documents and/or rules and regulations, please contact the Management Company.

RULES AND REGULATIONS

It is the responsibility of all homeowners to review and familiarize themselves, their families and guests with the Rules and Regulations of the Association. Please retain this handbook for future reference. Additional copies of this handbook are available from the Management Company. Authority for the establishment of Rules and Regulations is provided to the Board of Directors with the Association By-Laws.

The rules are intended to promote quite enjoyment, protect real estate values, and promote the health and safety of the homeowners and residents.

This set of Rules and Regulations has been distributed to all homeowners and residents according to the Wind Wood Homeowners Association Declaration and By-Laws. Interpretation of the Rules and Regulations is at the discretion of the Board of Directors.

Definitions

Association shall refer to Wind Wood Homeowners Association, a nonprofit corporation organized and existing under the laws of the State of Minnesota, its successors and assigns.

Living Unit shall refer to a residential housing unit consisting of a group of rooms and hallways and attached garage, which are designed and intended for use as living quarters for one family and located, or to be located upon one lot.

Lot shall refer to any tract or parcel of land designated as a lot shown upon any recorded plat or subdivision map of the property with the exception of any tracts or parcels designated as outlots.

Member shall refer to every person or entity who is a record owner of a fee or undivided fee simple interest in any lot which is subject by covenants of record to assessment by the Association, including, but not limited to, contract vendors.

Owner shall refer to the record owner, whether one or more persons or entities, of a fee simple title to any lot, including contract sellers, but excluding any person having such interest merely as security for the performance of an obligation.

Architectural Control Regulations / Exterior Modifications

The Wind Wood primary governing document, Declarations of Covenants, Conditions and Restrictions (Articles VII & X) allows the Association to control exterior modifications and establish and enforce certain rules. These rules are listed in the Architectural Control Rules & Procedures section of this document. Fines may be imposed against homeowners who do not abide by these regulations.

Association Assessments & Collections Policy

1. Association assessment (monthly fees) is due on the first of each month and will be considered delinquent when not postmarked by the tenth (10th) of the month. Should the tenth (10th) fall on a nonworking day or holiday, payment must be received the next working day. All checks or money orders should be made payable to “Wind Wood HOA” and sent in care of the management company.
2. A late penalty of \$25 will be charged to a delinquent account. Any outstanding amount after thirty (30) days will be charged interest computed at the rate of 6% per annum. Notices of the delinquency are sent after the tenth (10th) of the month and will continue monthly until the account becomes current. This late penalty is applied for types of charges such as the monthly Association fee or special assessments.
3. Payments made to an account will be applied in the following priority sequence:
 - a. Previously charged late fees, if any
 - b. Previously charged interest, if any
 - c. Fines and other charges, if any
 - d. Past due assessment balances, if any
 - e. Current assessment
4. A delinquency on any account of thirty (30) days or more, can be submitted to an attorney for collection and/or a collection agency. All legal fees and/or collection costs will be borne by the townhome owner.
5. A delinquency on any account of ninety (90) days or more, the Association has the right, through the primary documents, to notify the mortgage holder of the delinquency.

Rental Regulations

The Association has established the following regulations regarding the rental of townhomes within the Association. There are two purposes behind these regulations.

First, in an emergency, the Association and/or the Management Company must know how to contact all residents. Second, the Association must have some assurance the owner has acquainted the tenant with the Association's Rules and Regulations and/or governing documents.

1. On or before the occupancy date provided in the townhome lease, the owner must provide the tenant(s) with a copy of the Wind Wood Homeowners Association Resident Handbook and Primary Documents.
2. On or before the occupancy date provided in the townhome lease, the owner must forward to the Management Company a copy of the lease (dollar amounts can be blacked out), a signed copy of the Wind Wood Homeowners Association Acknowledgment of Handbook form, and a copy of the informational form.
3. The lease must include a clause that the tenant agrees to abide by all Rules and Regulations set in the Primary Documents and the Resident Handbook.
4. The lease cannot be for term less than thirty (30) days.
5. Subleasing is not allowed.

Owners may obtain copies of the Wind Wood Homeowners Association Resident Handbook, the Acknowledgment of Handbook form, and information form from the Management Company.

The final authority for fining any owner for failing to comply with the rental regulations rests with the Board of Directors. Any concerns about these regulations must be directed to the Board of Directors in writing.

ARCHITECTURAL CONTROL RULES & PROCEDURES

The ultimate and lasting beauty of the community can only be attained by blending the natural terrain, building materials and building design into the overall architectural design. Proposed changes to the overall design must compliment the overall design. Changes must retain the integrity of the community, be judged by their effect on the total community and not contribute unwarranted maintenance costs or problems for the Association.

Approval Procedure

1. Contact the Architectural Control Committee Chairperson or the Management Company for the proper forms.
2. Complete the form and return to the Chairperson.
3. Within no more than thirty (30) days of the postmarked date of application, the applicant will receive approval or disapproval in writing. If disapproved, the rationale supporting the decision will be included.
4. The Architectural Control Committee reserves the right to review and determine whether or not the finished product is in accordance with the submitted plans. Projects completed not in accordance with the submitted plans will have to be redone.
5. Appeal Rights. The homeowner is accorded the right to appeal any decision should he/she feels discriminated against by rejection of the plans. The decision is to be appealed to the Board of Directors at the next regularly scheduled meeting of the Board. Board Members have no voting powers when submitting their own proposals. Homeowners can appeal the Board's decision at annual meetings.
6. Any exterior building projects will need a building permit from the City of Woodbury.
7. Any exterior building projects where an independent contractor is used to complete the work, a copy of the worker's compensation coverage and liability coverage is required and must be submitted to the ACC Chairperson prior to work beginning.
8. The application for Architectural changes must include a starting date and within thirty (30) days of the date of the application the project applied must be completed. If for any reason the project cannot be completed, the applicant may request in writing an extension to be considered by the Architectural Control Committee.

Addition or Alterations

1. Changes to the yard area by an individual homeowner is not permitted without the approval of the Architectural Control Committee.
2. Plants, shrubs, rocks, etc. are encouraged within each homeowner's lot. Because this change would effect the environment, it is also subject to approval. Maintenance must be covered by the homeowner such as pruning, hedge-trimming, weeding, etc.
3. Trees may be planted. The tree must be at least one (1) inch in trunk diameter and must be surrounded by wire fencing for the first year. The species and location of trees are subject to ACC approval. Maintenance must be covered by the homeowner.
4. Storm doors must be of the type approved by the Committee. The color of the door must be of the same paint specifications as the trim of the house. If not available, the door will be painted by the Association at the homeowner's expense.
5. American flags may be attached for display by bracketing an attachment next to the front door. Other locations require ACC approval. Flags can be no larger than 3'X5' and they must be maintained in good condition.
6. Television antennas and satellites are permitted within the Association, but the homeowner and / or resident must submit an application to the ACC Chairperson.
7. Weathervanes cannot be attached to the exterior of the house or garage.
8. Garbage cans are not permitted. Garbage must be placed in plastic bags, which have been securely tied. On pick up day, trash is to be placed on the left side of the driveway and recycling items on the right side of the driveway.
9. No signs of any kind shall be displayed to the public view on any lot; provided. However, one sign if not more than five (5) square feet in area and which shall be attached or affixed to a living unit and not upon the private yard area, may be used to advertise such living unit for sale or rent.
10. Permanent flower boxes, containers or enclosures and their contents, retaining walls visible on the exterior wall or deck, must have the approval of the Committee. If containers are attached to the exterior, the homeowner becomes responsible for maintenance not covered by maintenance personnel due to the obstruction.
11. Painting or staining of the exterior of the home or garage by the individual homeowner may be done at homeowner's expense with Board or ACC approval.
12. No permanent exterior lighting or alterations of existing light fixtures will be permitted. Yellow light bulbs only may be used on deck lights. Christmas wreaths and lights are permitted. No yard or rooftop decorations will be permitted (manger scenes, etc.) Christmas lights and wreaths may be up from Thanksgiving Day to January 20th.
13. No permanent outdoor barbecue grills or pits are permitted.

Patios and Balcony Decks

1. Patio and balcony deck areas are not to be used for storage areas for firewood, snowmobiles, bikes, etc.
2. Birdhouses and birdfeeders are permitted on balcony or patio areas, but must be provided by homeowner. Birdbaths are allowed, but not on the lawn.
3. Well tended hanging baskets and flowerpots are permitted, but must be removed for painting and repair and taken down prior to November 1st.
4. Climbing plants, vines are not permitted on the exterior of the house or garage.
5. Clotheslines shall not be attached to the exterior of the house, garage or balcony. No other type of clothesline may be set up in the exterior area.
6. No clothes, blankets, etc., may be hung from the balcony, patio or front step railings.
7. Deck carpeting will be permitted, but must not be visible from the street level. This is an exterior alteration and must be approved by the Committee. No carpeting will be allowed on the front concrete steps.
8. Residents are encouraged to remove all furniture from balconies and patio areas during the period from November 1 to April 1.
9. Windssocks and chimes are permitted.

Pets

1. No animal, rabbits, livestock, fowl or poultry of any kind shall be raised, breed or kept in or upon any lot or any part thereof. Breeding, keeping or maintaining any type of pet (dogs, cats or other household pets) for commercial purposes is not allowed.
2. Pets shall be controlled so as not to constitute a nuisance. Woodbury does have a leash ordinance.
3. Homeowners are responsible for cleaning up after their pets. Clean up of pet owner's property must be daily. Any damage to landscaping or structure must be repaired at the owner's expense.
4. Under no circumstances will a pet's home be allowed outside of the homeowners -- doghouses, kennels, etc.
5. Pets may be tethered on a chain no longer than 15 feet and not extending onto the adjoining property lines.
6. No walking of pets through the yards. Yards are the private property of the homeowner.

Yard Recreation

1. No permanent recreational equipment may be affixed. This includes the exterior of the home or garage – basketball hoops, etc.
2. Holes resulting from use of badminton, volleyball, etc., must be refilled and the homeowner must repair any damage to the turf.
3. No riding of bicycles or any motor vehicles through the yards.

Driveways

1. Parking in the driveways in other than the allocated space in front of each garage is not allowed. It is the homeowner's responsibility to inform guests of this.
2. The extra drop space behind the back two facing units in each drive is not a parking space. This is a backing out space for the convenience of these two units.
3. Major auto repair outside the garage is prohibited.
4. Boats, boat trailers, utility trailers, trailers, recreational vehicles and equipment, commercial equipment and vehicles shall not be stored on the grounds, that is, the external area to the home, garage or balcony.
5. Oil or gas spills are to be cleaned up immediately. There are commercial cleaning agents that will help clean up spills.
6. No inoperable vehicle is to be left parked in the driveway for more than 48 hours.
7. Vehicles must be removed from driveway areas for snow removal.
8. Subject to approval of the ACC committee, nice rocks may be placed at the driveway entrances to prevent cars from cutting corners.

Vehicle Rules

1. The speed limit within Wind Wood is 15 MPH. All traffic signs must be adhered to.
2. No parking on grass areas at anytime or any reason.
3. Use of snowmobiles and all-terrain vehicles are not permitted at Wind Wood. Vehicles must be tailored on and off the property.

General Rules and Regulations

1. Homeowners and/or Residents shall exercise care about making noise. No noxious or offensive activities shall be carried upon a lot, nor shall anything be done thereon which may become an annoyance or a nuisance to the neighborhood. Incidents of vandalism, disturbing the peace, misconduct or animal problems should be reported to the Woodbury Police (651-739-4141). Homeowner's and/or Residents should be alert to suspicious Persons or activities and report the same to the local authorities. Activities (i.e.: noise, parties, etc.) should be handled directly with neighbors, parents, children or the Woodbury Police.
2. Parents shall be held responsible for all negligent activities of their children. Unruliness and damage to the Lots and/or buildings by a homeowner, resident or visiting children shall be reported to the appropriate parents and/or local authorities.
3. Homeowners and/or Residents shall not bring or store any substances that could be explosive, noxious or flammable in their homes, garages or on the premise that would cause a hazardous insurance risk.
4. Wind Wood Homeowners Association is a private home development where the owners of the townhomes own the Lot around their home. Please respect your neighbor's property.

Penalties and Enforcement

The penalties for violations of the rules and regulations are as follows. These penalties will be assessed and enforced by the Board of Directors.

First Notice of Offense:	Written warning (to be resolved within 15 days of notification).
Second Notice of Offense:	\$50 fine (to be resolved within 15 days of notification).
Third and Subsequent Notices of Offense:	\$50 fine (to be resolved within 15 days of notification).
Architectural Control Approval Violation:	Up to \$100 fine (amount to be determined by Board of Directors).

An Architectural Control Approval Violation can be assessed against any homeowner who makes an exterior modification without obtaining prior approval from the Architectural Control Committee or Board of Directors.

The cost of collection, if any, associated with the above fines will be assessed to the homeowner.

Appeals

An Ad Hoc Grievance Committee will be established by the Board of Directors to enable a homeowner who receives a fine to present any mitigating circumstances, which could reduce or eliminate the fine. At the request of the fined party, the Grievance Committee will meet to review the circumstances and will make appropriate recommendations to the Board of Directors for consideration in adjusting the fine.

A homeowner will have a maximum of fifteen (15) days from the date of notification either to pay the fine or submit a written response for a Grievance Committee hearing.

Amendments

The Association shall make such other Rules and Regulations from time to time as may be deemed necessary for the safety, care and cleanliness of the property and for securing the comfort and convenience of all the Owners and Residents. No such additional modified Rules and Regulations shall take effect until ten (10) days after they are communicated in writing to the Owners and Residents.

Repairs and Maintenance

Within a thirty (30) days notice, the Association may cause routine repairs or maintenance if, in the opinion of the Board of Directors, such maintenance or repair is required but has been neglected by the Owner of a townhouse. The expense of such repair shall be a personal obligation of such Owner and shall be assessed against such Owner's townhome in favor of the Association.

MAINTENANCE POLICY

Through the first decade of the Association, the Board of Directors made numerous decisions involving which maintenance issues are the responsibility of the Association and which are the responsibility of the homeowner. These decisions evolved into an informal policy guided the Board's future decision-making on such matters.

This Maintenance Policy was developed in 1990 to formalize the previous informal policy, and clarify the obligations of the Association and individual homeowners with regard to property maintenance. This policy was reviewed and adopted by the Wind Wood membership at the 1990 Annual Homeowners meeting.

Philosophy

The Association has adopted several guiding principles in the establishment of this policy. They are:

1. The Association has a clear responsibility for all exterior maintenance and repair that can be considered routine or preventative in nature.
2. The Association will provide as many maintenance services as possible within the budgetary limitations established by its Members.
3. All maintenance to the interior of the living unit is the sole responsibility of the homeowner.
4. The Association does not consider itself a warrantor for any construction defects left by the builder.
5. In non-routine maintenance issues, priority will be given to the resolve matters that are shared by the largest number of homeowners.

Amendments

This policy may be amended, at a regular or special meeting of the Members, by a majority vote when a quorum of Members is present in person or by proxy.

Yards

The Association shall be responsible for:

1. Mowing
2. Trimming of trees and shrubs
3. Watering
4. Fertilizing
5. Mailbox Replacement
6. Maintenance of the mailbox stands
7. Removal of dead trees and shrubs
8. Replacement of trees and shrubs at Boards discretion
9. Replacement of lawn edging and crushed rock around shrubs by front entry doors
10. Sod replacement

The homeowner shall be responsible for:

1. Landscaping changes
2. Addition of new trees and shrubs

Note #1: If any replacement is needed as a result of the homeowner's or residents act or omission, the Association will make the needed repair and assess the homeowner for the cost of that repair.

Note #2: Landscaping changes, addition or replacement of trees and shrubs and any other exterior alteration are subject to Architectural Control approval.

Building Surfaces

The Association shall be responsible for:

1. Routine painting (according to established cycle)
2. Replacement of trim
3. Caulking
4. Roof repairs and/or replacement
5. Overhang repairs and/or replacement
6. House numbers

The Homeowner shall be responsible for:

1. Initial painting of exterior modifications
2. Repair and replacement of doors, windows and garage door and glass surfaces
3. Exterior lights and fixtures

Balcony Deck and Patios

The Association shall be responsible for

1. Repair of the privacy walls
2. Replacement of crushed rock beneath decks
3. Routine painting of decks (according to established cycle)

The Homeowner shall be responsible for:

1. Replacement of balcony and deck boards
2. Initial painting of balcony and patio
3. Snow removal of balcony and patio
4. Initial installation of edging and crushed rock beneath decks or installation of an improved patio.
5. All maintenance and repair on improved patio and balcony
6. All plant and shrub care on balconies and patios

Driveways and Walkways

The Association shall be responsible for:

1. Snow removal
2. Shoveling of gas meters
3. Sidewalk repairs and replacements
4. Asphalt repairs and replacements
5. Stoop repairs and replacements
6. Railing painting and preventive maintenance
7. Rock and frame replacement and maintenance of the gas meter areas
8. Railing replacement

The homeowner shall be responsible for:

1. Soil correction underlying the living unit, driveway and walkways.