

***FOREST PARK CONDOMINIUM ASSOCIATION***

***GENERAL MAINTENANCE RESPONSIBILITIES***

***Per the Declaration of Forest Park Condominium Association***

<b>ITEM</b>	<b>ASSOC RESPONSIBILITY (to be paid by collected assessments)</b>	<b>OWNER RESPONSIBILITY (independent of obligation to pay assessments)</b>
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Grounds, including all owners' landscaping & paved areas (walkways and driveways) <sup>1</sup> and other improvements lying outside buildings	None (unless maint or repair is Result of owner's negligent or Willful act, in which case Assoc Shall do necessary work and Assess responsible owner	All
Exterior surfaces of buildings (that is, paint or stain on the ext walls and doors)	All	None (unless maint or repair is result of owner's negligent or willful act, in which case Assoc shall do necessary work and assess responsible owner
Gutters	All	None
Roofs	All	None
Sewer Lines	Plug-ups or freeze-ups of common Lines serving 2 or more units	Individual household service lines serving one unit
Windows and other exterior Glass <sup>2</sup>	NONE	All (including interior and exterior framing, all work to be arranged and paid for by individual owner
Plumbing, electrical, heating	None (unless such are located on common areas	All
Interior of buildings and other structures	None	All
Building Foundations	All	None

Boardwalks, Decks	None (unless maint or repair is Result of owner's negligent or Willful act, in which case Assoc Shall do necessary work and Assess responsible owner) <sup>1</sup>	All
Chimneys	None <sup>3</sup>	All
Party (common Walls)	None	All
Any homeowner improvement	None	

<sup>1</sup>Article 1, Section 6, "Limited Common Areas" indicates that yards, driveways, and decks are limited common area. Article IV, Section 2 indicates "limited common areas" are homeowner responsibility to maintain.

<sup>2</sup>Windows to be maintained to match existing windows; no changes or modifications without Architectural approval from the Board of Directors.

<sup>3</sup>The Association will bear the cost of having chimneys inspected for cleaning purposes (fire & safety precaution); the homeowner bears the actual cost of cleaning.