

**MAINTENANCE, REPAIR, REPLACEMENT,
AND INSURANCE RESPONSIBILITIES FOR
VALLEY VIEW VILLAGE HOMEOWNERS ASSOCIATION**

July 1, 2015

A = Valley View Village Homeowners Association
O = Owner

This chart describes the maintenance and insurance obligations between Valley View Village Homeowners Association and the Owners within the Association. This chart is intended to be a quick reference describing the maintenance, repair, replacement and insurance responsibilities for Valley View Village Homeowners Association as described in the Master Declaration of Covenants, Conditions, and Restrictions for Valley View Village Subdivision in Battlement Mesa PUD (“the Declaration”).

For maintenance and insurance obligations for any subassociations within the Association, please review the governing document and maintenance responsibility chart for that subassociation. Additional obligations may be imposed by Colorado law, including CCIOA.

The term “maintenance” as used below shall include the maintenance, repair and replacement of that component unless otherwise stated.

	MAINTENANCE	INSURANCE
BUILDING EXTERIOR		
Exterior Building Surfaces	O	O
Roofs	O	O
Gutters & Downspouts	O	O
Windows, Including Glass, Screens, Frames (Excluding Periodic Painting and/or Staining), Panes, Casings, Locks and Caulking	O	O
Pedestrian Doors, Including Doorways and Frames (Excluding Periodic Painting and/or Staining), Hardware, Locks and Door Bells	O	O
Exterior Light Fixtures Attached to a Structure	O	O
Garage Doors	O	O
Patios, Balconies, Decks, Porches, Including Any Railings	O	O
Other Owner Installed Exterior Improvements (subject to DRC approval)	O	O
UNIT INTERIORS		
Interior Finished Surfaces Of The Walls, Floors And Ceilings	O	O
Structural and Nonstructural Members; Foundation Walls, Building Foundation	O	O

Utility Systems	O	O
Utility Lines From The Point of Departure From a Shared Usage (including Sewer Lines, Water Lines, Meter and Meter Pits from the Sewer/Water Main)	O	O
All Fixtures, Betterments and Improvements Within Units as Installed by Declarant	O	O
All Fixtures, Betterments and Improvements Within Units as Installed by Owner	O	O
Declarant-Installed Doors	O	O
Appliances	O	O
Furnishings	O	O
Window Coverings	O	O
All Limited Common Elements Designed To Serve An Individual Lot	O	O
Any Other Item Not Listed Above	O	O
ASSOCIATION GROUNDS		
General Common Elements (Includes But Is Not Limited To: Drainage Structures/Facilities, Public and Private Drives, Streets and Roads, and Grading of Common Elements)	A	A
Open Space Corridors ⁱ	A	A
Internal Trail System	A	A
Pedestrian Bridge(s)	A	A
Sidewalks	A	A
Landscaping of Common Area	A ⁱⁱ	A
Outdoor Lighting of Common Area	A	A
Yard Areas Within Lot Boundaries	O ⁱⁱⁱ	O
Common Elements Depicted on the Map or Described in the Declaration and Not Otherwise Listed	A	A
Other Public Improvements Required by the Local Governmental Entity	A	A
Easements	A	A
Any Improvement or Fixture Installed By Owner and Not Otherwise Listed	O	O
Public Liability And Property Insurance Covering All Occurrences Commonly Insured Against For Death, Bodily Injury And Property Damage Arising Out Of Or In Connection With The Ownership, Operation, Maintenance Or Other Use Of Association Property	A	A

ⁱ “[T]he Association shall see that wildlife cover and forage is properly maintained in these open areas” (Section 3.1); “All open space areas shall be maintained to further the existence and preservation of wildlife” (Section 5.27).

ii “The Association shall be responsible for weed management in all Common Areas, including but not limited to roadsides, open spaces, and the asphalt/pedestrian trail” (Section 5.18).

iii “Each Owner shall keep and maintain the yard within the Lot so as to be free from trash, debris, and weeds” (Section 5.17); “[A]ll Owners of vacant Lots within the Subdivision shall be required to manage noxious weeds as provided by Colorado Law” (Section 5.18).