

Whitaker Park Owners Association Maintenance Responsibility Chart

#	Maintenance Description	Association	Homeowner	City/Utility Co.
1	Collection of Garbage & Recycle			XXX
2	Common Area Maintenance (landscaping, etc.)	XXX		
3	Entrance Monuments & Gas Lanterns	XXX		
4	Exterior Maintenance of Home (i.e. Powerwashing, Siding Replacement, Roofs, Gutters, Doors, Windows, etc.)		XXX	
5	Fences on individual properties		XXX	
6	Fences / walls in common area	XXX		
7	Drainage Issues on individual Properties		XXX	
8	Insects (Ant Hills, nests, grubs, etc. in landscaped areas)		XXX	
9	Insurance (Liability & structural coverage on common property and association amenities; Directors & Officers Ins., Fidelity Ins.)	XXX		
10	Insurance (Individual property liability, building structure, personal content, foundation)		XXX	
11	Irrigation - start up, testing, winterizing		XXX	
12	Landscaping (Common Area & Individual Lots) - Lawn care (mowing, fertilizing, aerating and overseeding, herbicides, etc.), Pinestraw/mulch application & Pruning.	XXX		
13	Landscaping - Tree/Shrub Removal and replacements on		XXX	
14	Landscaping - Sod replacement on individual lots		XXX	
15	Landscape Damages - due to utility work			XXX
16	Mailboxes		XXX	
17	Playground	XXX		
18	Private Alleys	XXX		
19	Sewage Lines (from clean out to unit)		XXX	
20	Sewage Lines (from clean out to main)			XXX
21	Snow Removal - alleys	XXX		
22	Snow Removal - streets			XXX
23	Stormwater Devices	XXX		
24	Streets & Sidewalks			XXX
25	Street Lights			XXX

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26	Swimming Pool & Clubhouse	XXX		
27	Walkways & Driveways		XXX	
28	Water Lines (from meter to unit)		XXX	
29	Water Lines (from meter to main)			XXX