

ARRAY TOWHOMES

Maintenance Responsibility Chart

Component / Area	Responsible Party	Maintenance Responsibility Description	Declaration Section Reference
Common Property (General)	Association	The Association must maintain and keep all Common Property in good repair, including landscaping and improvements located on Common Property.	Article 5.1 – Association Maintenance
Entry Features & Entry Landscaping	Association	Maintains all entry monuments, signage landscaping, and irrigation serving entrance areas.	Article 5.1(a)-(c)
Private Streets, Roads, Parking Lots, Paths	Association	Responsible for upkeep and repair of all private community streets and paved areas.	Article 5.1(d)
Stormwater Facilities & Drainage Ponds	Association	Maintains detention/retention ponds and storm drainage systems serving the Community.	Article 5.1(e)
Perimeter / Retaining Walls	Association	Maintains perimeter walls and retaining walls located within the Community.	Article 5.1(f)
Common Property Fencing Only	Association	Maintains fencing located solely on Common Property (excluding fences tied into Owner Units).	Article 5.1(g)
Shared Water & Sewer Lines Serving Multiple Units	Association	Responsible for pipes/facilities serving more than one Unit (unless maintained by government).	Article 5.1(h)
Recreational Facilities (if any)	Association	Maintains all recreational amenities serving the Community.	Article 5.1(i)
Community Mailboxes / Central Mail System	Association	Responsible for repair and maintenance of community mailbox structures.	Article 5.1(j)

Component / Area	Responsible Party	Maintenance Responsibility Description	Declaration Section Reference
Termite Bond (Optional)	Association (if purchased)	Association may purchase termite bond and exterior pest control; costs assessed back to Units.	Article 5.1 – Termite Bond Option
Damage Caused by Owner Negligence	Owner (via assessment)	If Association repair is required due to Owner negligence, costs may be assessed back.	Article 5.1 – Owner-Caused Damage

Owner Maintenance Responsibilities

Component / Area	Responsible Party	Maintenance Responsibility Description	Declaration Section Reference
Unit and All Improvements Thereon	Owner	Owner is solely responsible for maintaining the Unit, structures, and improvements in good repair and condition.	Article 5.2 – Owner Maintenance
Landscaping Within Unit Boundaries	Owner	Includes watering, pruning, shrub/tree care, and upkeep of landscaping on the Unit.	Article 5.2
Driveways Serving the Unit	Owner	Owners must maintain driveways in good repair.	Article 5.2
Exterior Painting / Pressure Washing	Owner	Owners responsible for exterior damage repair, painting, and cleaning unless expressly assumed by Association.	Article 5.2
Pipes/Wires Serving Only One Unit	Owner	Owner must maintain and replace any utility lines serving only their Unit, inside or outside boundaries.	Article 5.2 – Exclusive Service Lines
Water Line Up to Submeter	Owner	Owner responsible for water line serving Unit up to the Unit's meter/submeter.	Article 5.2

Association NOT Responsible For (Explicit Exclusions)

Item Excluded From HOA Maintenance	Responsible Party	Declaration Support
HVAC equipment serving individual Units	Owner	Article 5.4(i)
Doors, garage doors, hinges, hardware	Owner	Article 5.4(ii)
Hose bibs in exterior walls	Owner	Article 5.4(iii)
Exterior lighting fixtures for one Unit	Owner	Article 5.4(iv)
Window screens, frames, and glass	Owner	Article 5.4(v)
Foundations, footings, waterproofing	Owner	Article 5.4(vi)
Owner-installed fences	Owner	Article 5.4(vii)
Locks on exterior gates serving one Unit	Owner	Article 5.4(viii)
Pipes serving only one Unit (again confirmed)	Owner	Article 5.4(ix)

Array Maintenance Responsibility Chart Disclaimer

This Maintenance Responsibility Chart is provided as a general reference to assist Owners and the Association in understanding typical maintenance obligations within the Array Community. This chart has been prepared based on Article 5 (Maintenance) of the recorded Declaration of Covenants, Conditions, and Restrictions for Array.

While every effort has been made to ensure accuracy, this document is intended for informational purposes only and does not replace, amend, or supersede the Association's governing documents, including the Declaration, By-Laws, Rules, or any applicable legal requirements.

In the event of any conflict or inconsistency between this chart and the recorded Declaration, the Declaration shall control, including the Association's authority to interpret and enforce maintenance responsibilities as outlined in Article 5.1 (Association Maintenance) and Article 5.2 (Owner Maintenance).