



Fairington Enclave

Maintenance Responsibility Chart

Component / Area	Responsible Party	Responsibility Description	Declaration Reference
Common Areas (general)	Association	Maintain and keep in good repair all portions of the Common Areas.	Art. V §5.2; Art. II §2.3–2.4
Walks, trails, parking lots, landscaped areas, wells & irrigation	Association	Maintain, repair, and replace these Common Area improvements.	Art. V §5.2(a)
Common utilities (lines, pipes, plumbing, wires, conduits, related systems)	Association	Maintain utilities that are part of the Common Areas and not maintained by a public entity.	Art. V §5.2(b)
Common Area lawns, trees, shrubs, hedges, grass & ponds/detention areas	Association	Maintain landscaping and ponds/detention areas within Common Areas.	Art. V §5.2(c)
Easement Areas owned/encumbering Lots (landscape, drainage, traffic islands)	Association (where assigned)	Association may maintain areas encumbering Lots per easements and obligations of record; costs part of common expenses.	Art. I §1.1(m); Art. VI §6.2(f)
Owner Lot & dwelling (general)	Owner	Maintain/repair Lot and dwelling, all exterior surfaces and all	Art. V §5.1



		landscaping on the Lot; keep neat, clean, and sanitary.	
Exterior appearance changes (painting, siding, fences, etc.)	Owner (with AERC approval)	No exterior changes without architectural approval; Board/AERC rules apply.	Art. VIII §8.1–§8.3
Owner's failure to maintain / emergency action	Owner (Charge-back)	If the Owner fails to maintain after notice, the Association may perform work and assess all costs as a lien; emergencies may be addressed immediately.	Art. V §5.3
Insurance deductibles from insured losses	Owner / Parties suffering loss	Deductible allocated to the person(s) responsible for repair, absent insurance; apportioned if multiple parties are affected.	Art. V §5.4
Common Areas insurance & repair after casualty	Association	Carry casualty/liability on Common Areas; manage repair/reconstruction; levy special assessments if proceeds are insufficient.	Art. IX §9.1, §9.3–§9.4
Specific assessments / disproportionate benefit	Association → Benefited Owner(s)	Costs caused by or benefiting fewer than all Lots may be specifically assessed to those Lots.	Art. VI §6.3

****Disclaimer:** ** This chart is a summary. See Declaration Articles II, V, VI, VIII and IX for full details. In case of conflict, the recorded documents control. The Board may adopt rules and levy assessments where allowed.