

Hellen Valley

Maintenance Responsibility Chart

Item / Component	Owner Responsibility	Association Responsibility	Declaration Reference
Lot/dwelling (general upkeep)	Maintain Lot, dwelling, and improvements in good repair, condition, and order (except items Association maintains under 5.4(a)).	Only for items specifically listed under Association "Lot Maintenance" 5.4(a).	5.1, 5.4
Common Property (overall)	N/A	Maintain, keep in good repair, replace, and may improve/alter Common Property (subject to zoning/conservation limitations).	5.2
Amenities on Common Property	N/A	Included in the Common Property maintenance obligation.	5.2
Paved access & parking areas (Common Property)	N/A	Maintain paved access and parking areas located on Common Property.	5.2
Greenbelts: trees/shrubs/grass on Common Property	N/A	Maintain greenbelts, trees, shrubs, and grass on Common Property.	5.2
Walks, drives & other improvements in Common Property	N/A	Maintain walks, drives, and improvements located on Common Property.	5.2
Water & sewer pipes serving only Common Property	N/A	Maintain and keep in good repair (to the extent not maintained by public/private/municipal utilities).	5.2
Stormwater ponds / storm drainage serving the Community	N/A	Maintain stormwater detention/retention	5.2(a)

		ponds and drainage facilities serving the Community when not maintained by municipal/government authorities.	
Community signage/streetlights	N/A	Maintain signage or streetlights serving the Community when not maintained by the municipal/government authority.	5.2(b)
Community mailboxes / central mailbox system	N/A	Maintain any community mailboxes/central mailbox system.	5.2(c)
Fencing located solely on Common Property	N/A	Maintain fencing located solely on Common Property.	5.2(d)
Fence portions located on the Owner's Lot that tie into/connect to the Common fence	The owner is responsible (explicitly excluded from the Association's fence responsibility).	Specifically excluded from Association responsibility.	5.2(d)
Unpaved trails & pedestrian connections to conservation areas	N/A	Maintain unpaved trails/pedestrian connections as designated on final County-approved plans.	5.2(e)
Public right-of-way adjacent to community (optional)	Depends (reverts to the original responsible party if the Association stops)	Association may maintain its discretion; it can stop later, and responsibility reverts.	5.2
Exterior of dwellings – scheduled exterior maintenance	Must not alter Association-maintained portions in ways that increase Association costs without written consent; must report defects needing Association repair.	Association maintains exterior portions of dwellings on a Board-determined schedule.	5.4(a), 5.4(b)(ii)-(iii)
Garage door exterior surface (only)	Owner responsible for the operation and equipment.	Maintain exterior surfaces of garage doors.	5.4(a)(i)

Roof decking & shingles/roof coverings	N/A	Maintain roof decking and shingles/covering/surface materials.	5.4(a)(ii)
Downspouts & gutters	N/A	Maintain downspouts and gutters (if any).	5.4(a)(iii)
Exterior building surfaces (painting/pressure washing)	The owner is responsible for doors/hardware/glasses as described under owner items; do not alter Association-maintained portions without consent.	Paint/pressure wash exterior building surfaces except doors/hardware/glass per 5.4(b).	5.4(a)(iv), 5.4(b)(iii),(vii)
Deck/balcony attached to dwelling — painting/staining/sealing	The owner is responsible for the deck structure/surfaces generally, except for painting/staining.	Paint/stain/seal deck or balcony attached to dwelling.	5.4(a)(v), 5.4(b)(i)
Decks/balconies/patios (structure, surfaces, landscaping placed on them)	The owner is responsible (except for painting/staining decks, which is the Association).	Limited to painting/staining/sealing as stated.	5.4(b)(i); compared to 5.4(a)(v)
HVAC equipment	Owner responsible.	N/A	5.4(b)(ii)
Doors (incl. screen/storm), hinges/frames/glass/screens/hardware	Owner responsible.	N/A	5.4(b)(iii)
Hose bibs in exterior walls	Owner responsible.	N/A	5.4(b)(iv)
Exterior lighting fixtures exclusively serving a Lot	Owner responsible.	N/A	5.4(b)(v)
Windows (screens/frames/glass/hardware)	Owner responsible.	N/A	5.4(b)(vi)
Exterior hardware	Owner responsible.	N/A	5.4(b)(vii)
Foundations/footings + waterproofing (above/below grade)	The owner is responsible; the Association is explicitly not responsible for waterproofing foundations.	Not responsible for waterproofing foundations.	5.4(b)(viii) and 5.4(a)
Driveways & walkways serving the Lot	Owner responsible.	N/A	5.4(b)(ix)
Party walls/party fences between adjoining lots	Shared equally between adjoining Owners for reasonable repair/maintenance; restoration cost split	N/A	5.5

	(subject to negligence rules).		
Owner failure to maintain (Association “self-help”)	Owner pays costs if the Association performs maintenance/repair/replacement after notice (or immediately in emergencies/recurring violations).	May perform work and assess costs back as a specific special assessment.	5.3
Damage to Common Property caused by Owner/Occupant negligence/willful act	The Responsible Owner can be charged via a specific special assessment.	The association may repair them, then assess the cost back.	5.2
Owner/Occupant performing work on Common Property	If an Owner performs maintenance/repair that is the Association's responsibility, it is at the Owner's expense, and no reimbursement is owed.	Not required to reimburse Owner for unauthorized/voluntary work.	5.1

Disclaimer

This Maintenance Responsibility Chart is provided as a general reference to assist Owners and the Association in understanding maintenance obligations within Hellen Valley. It is prepared from the recorded Declaration of Protective Covenants, Conditions, Restrictions and Easements for Hellen Valley, primarily Article 5 (Maintenance; Common Property). This chart is for convenience and informational purposes only and does not replace, amend, or supersede the governing documents. If any conflict exists between this chart and the Declaration (or other governing documents), the Declaration controls.