

Highland Park

Maintenance Responsibility Chart

Item / Component	Owner Responsibility	Association Responsibility	Declaration / Bylaws Reference
Lot/dwelling/improvements (general upkeep)	Each Owner must maintain Lot, dwelling, and all improvements in good repair, condition, and order, consistent with the Community-Wide Standard; must not unreasonably disturb others.	N/A (except Association may step in under “Failure to Maintain” if Owner doesn’t comply).	Declaration 5.1
Common Property (overall)	N/A	Maintain, keep in good repair, replace, and (in Board discretion) improve/alter Common Property (subject to zoning/conservation limits).	Declaration 5.2
Amenities on Common Property	N/A	Included within the Common Property maintenance obligation.	Declaration 5.2
Paved access and parking areas (Common Property)	N/A	Maintain paved access and parking areas located on Common Property.	Declaration 5.2
Greenbelts: trees, shrubs, grass (Common Property)	N/A	Maintain greenbelts, trees, shrubs, and grass located on Common Property.	Declaration 5.2
Walks, drives & other improvements (Common Property)	N/A	Maintain walks, drives, and other improvements on Common Property.	Declaration 5.2
Water & sewer pipes OR stormwater facilities serving only Common Property	N/A	Maintain/repair those serving solely Common Property, to the extent not maintained by public/private/municipal utilities.	Declaration 5.2
Stormwater detention/retention ponds & drainage facilities serving the Community	N/A	Maintain community stormwater ponds/drainage facilities not maintained by	Declaration 5.2(a)

		municipal/government authority.	
Community signage/streetlights	N/A	Maintain signage/streetlights serving the Community not maintained by municipal/government authority.	Declaration 5.2(b)
Community mailboxes / central mailbox system	N/A	Maintain community mailboxes / central mailbox system.	Declaration 5.2(c)
Fencing located solely on Common Property	N/A	Maintain fencing located solely on Common Property.	Declaration 5.2(d)
Fence portions on an Owner's Lot that tie into/connect a Common Property fence	The owner is responsible (explicitly excluded from Association fence responsibility).	Specifically excluded from Association responsibility.	Declaration 5.2(d)
Unpaved trails & pedestrian connections to conservation areas	N/A	Maintain unpaved trails/pedestrian connections designated on final County-approved plans.	Declaration 5.2(e)
Public rights-of-way adjacent to the community (optional)	If the Association stops maintaining, responsibility reverts to the party originally responsible.	Association may (but is not obligated to) maintain adjacent ROW/other non-owned property if the Board decides it benefits the Community; the Board can cease later.	Declaration 5.2
Owner performing maintenance on Common Property	If Owner/Occupant performs maintenance/repair that is the Association's responsibility, it's at Owner's expense, and no reimbursement is owed even if Association accepts the work.	No reimbursement obligation.	Declaration 5.1
Damage to Common Property caused by Owner/Occupant (willful/negligent)	The Responsible Owner may be charged the cost via a specific special assessment.	The association may repair and assess costs back to the responsible Owner.	Declaration 5.2
Owner failure to maintain (Association enforcement/self-help)	If Owner fails/refuses to perform required maintenance/repair/replacement, Owner is responsible for costs if Association does the work after notice; emergency/recurring violations can allow faster action.	Association provides notice; may perform maintenance/repair/replacement and assess costs as a specific special assessment against the Lot.	Declaration 5.3



Maintenance standards/interpretation	Owners must comply with standards established/interpreted/enforced by the Board (standards may vary; no precedent)	The board may establish, interpret, and enforce maintenance standards.	Declaration 5.4
Party walls/party fences between adjoining lots	Shared equally by the Owners who make use of the party wall/fence for reasonable repair/maintenance, restoration cost split; arbitration process for disputes.	N/A	Declaration 5.5
Board's operational authority to maintain Association-responsibility areas	N/A	Board has authority to provide for "operation, care, upkeep, and maintenance of all areas which are the maintenance responsibility of the Association."	Bylaws 3.18(c)

Disclaimer

This Maintenance Responsibility Chart is provided as a general reference to assist Owners and the Association in understanding maintenance obligations within Highland Park. It is prepared from the recorded Declaration of Protective Covenants, Conditions, Restrictions and Easements for Highland Park, primarily Article 5 (Maintenance; Common Property), and supported by the Bylaws regarding Board authority over Association maintenance responsibility areas.

This chart is for informational purposes only and does not replace, amend, or supersede the governing documents. If any conflict exists between this chart and the Declaration/Bylaws (or other governing documents), the governing documents control.