

Lombard Estates

Maintenance Responsibility Chart

Item / Component	Owner Responsibility	Association Responsibility	Declaration / Bylaw Reference
Unit / Lot – general upkeep	Maintain the Unit and all structures, parking areas, yard, and improvements in good repair consistent with Community-Wide Standard.	N/A	Decl. 5.2
Exterior home components (siding, roof, gutters, paint, windows, doors, decks, foundations, driveways, etc.)	FULL responsibility for repair, replacement, and maintenance.	HOA does not maintain any part of the homes.	Decl. 5.2
Common Area (overall)	N/A	Maintain, repair, and replace the Common Area & improvements	Decl. 5.1(a)(i)
Recreational amenities / open space	N/A	Maintain amenities, open space, structures, trails, sidewalks, and paths.	Decl. 5.1(a)(i)
Landscaping in the Common Area	N/A	Maintain Common Area landscaping, irrigation, and entrance landscaping.	Decl. 5.1(a)(i)
Landscaping/sidewalks within public right-of-way	N/A	HOA maintains landscaping, signage, and sidewalks in the ROW unless the government maintains.	Decl. 5.1(a)(ii)
Community signage/entrance monuments	N/A	HOA maintains community signage, lighting, and fencing in the Common Area.	Decl. 5.1(a)(i)
Fencing located in the Common Area	N/A	Maintain fences/walls on the Common Area.	Decl. 5.1(a)(i)
Fencing on Owner's Lot	Owner maintains all fencing on Owner's property.	HOA does NOT maintain Owner fencing.	Decl. 5.2
Lakes/ponds/streams/wetlands	N/A	Maintain water bodies as required, except where the	Decl. 5.1(a)(iii)

		county or other entity is responsible.	
Stormwater drainage/detention facilities	N/A	Maintain drainage systems unless the responsibility belongs to the county.	Decl. 5.1(a)(iii)
Additional property made available by Declarant	N/A	Maintain such property until Declarant revokes usage.	Decl. 5.1(a)(v)
Other property not owned by the HOA but judged necessary to maintain the community standard	N/A	HOA <i>may</i> maintain off-site/adjacent areas if the Board determines it to be a community.	Decl. 5.1(a) paragraph after (v)
Owner failure to maintain (self-help)	Owner pays cost if HOA must enter and correct maintenance failures; notice usually required unless an emergency.	Can perform work & levy Specific Assessment.	Decl. 5.2; 5.3
Limited Common Areas (if any assigned)	Owner(s) benefitting pay all costs of maintenance, repair, and replacement via Specific Assessment.	HOA manages but charges Owners.	Decl. 2.4
Damage caused by Owner to Common Property	Owner is responsible for all costs; HOA may assess.	HOA repairs and bills the Owner (Specific Assessment).	Decl. 8.6(b)
Common Area operational authority	N/A	Board responsible for maintenance, operation, and repair of all Common Property..pdf).pdf).pdf.	Bylaws 17(a)

Disclaimer

This Maintenance Responsibility Chart is provided as a general reference to help Owners and the Association understand responsibilities within **Lombard Estates**. It is based on:

- **Lombard Estates Declaration – Article V (Maintenance)**
- **Lombard Estates Bylaws – Board Powers Sections.pdf)** This chart does **not** replace or supersede the governing documents. In all cases, the recorded Declaration and Bylaws control.