

Mulberry Summit

Maintenance Responsibility Chart

Area / Component	Association Responsibility	Owner Responsibility	Notes
Common Property	Maintain all Common Property	—	Article 5.1
Entry Features & Landscaping	Maintain incl. irrigation	—	Art 5.1(a)-(c)
Street Signs & Lights	Maintain & pay electricity	—	Art 5.1(d)
Private Streets & Paths	Maintain	—	Art 5.1(e)
Stormwater Facilities	Maintain unless govt	Do not obstruct/alter	Art 5.1(f), 5.2
Perimeter & Retaining Walls	Maintain	—	Art 5.1(g)
Fencing on Common Property	Maintain only fencing on Common Property	The owner maintains their portion	Art 5.1(h)
Water/Sewer (serve >1 Unit)	Maintain	—	Art 5.1(i)
Recreational Facilities	Maintain	—	Art 5.1(j)
Mailboxes	Maintain	—	Art 5.1(k)
Irrigation System	Maintain	—	Common Property
Sprinkler System (attached)	Maintain; owners may be assessed for unit heads	—	Art 5.1



Termite/Pest (attached)	Optional; cost assessed to the attached	—	Art 5.1
Units General	—	Maintain structure, landscaping, grading, and repairs	Art 5.2
Roofs/Exterior	Maintain the attached	Detached maintain own	Art 5.2, 5.4
Gutters/Downspouts	Maintain the attached	Detached maintain	Art 5.4
Driveways/Walkways	Maintain the attached	Detached maintain driveways	Art 5.4
Garage Doors	Exterior maintained (attached)	The owner maintains hardware	Art 5.4
Windows/Glass	—	Owner maintains	Art 5.4
Foundations	—	Owner maintains	Art 5.4
Fences Installed by Owner	—	Owner maintains	Art 5.4
HVAC Exterior	—	Owner maintains	Art 5.4
Hose Bibs	—	Owner maintains	Art 5.4
Exterior Lighting	—	Owner maintains	Art 5.4
Pipes Serving One Unit	—	Owner maintains incl. to meter	Art 5.2
Landscaping (attached)	Routine mowing, etc., by the HOA	The owner provides access	Art 5.4
Party Walls	—	Shared responsibility	Art 5.3
Trash	HOA may contract	Owner stores properly	7.22
Insurance	HOA insures common; may insure attached	The owner insures the unit	Art 8.1

Disclaimer: This chart is a convenient summary only and does not replace the recorded Declaration and Bylaws. In any conflict, the governing documents control. For questions on a specific component, consult legal counsel or the Board.