

OAK HILL ESTATES

Maintenance Responsibility Chart

Item / Component	Owner Responsibility	Association Responsibility	Declaration Reference
Lot / Unit (general upkeep)	Maintain Unit/Lot in good repair, condition, and order	N/A	Section 5.2 Oak Hill Estates Declaration - ...
Trash, litter, debris removal on Lot	Owner responsible	N/A	Section 5.2 Oak Hill Estates Declaration - ...
Landscaping within Lot boundaries	The owner is responsible (unless expressly maintained by the Association)	Limited (only if expressly provided)	Section 5.2 Oak Hill Estates Declaration - ...
Tree and shrub pruning on Lot	Owner responsible	N/A	Section 5.2 Oak Hill Estates Declaration - ...
Watering landscaped areas on Lot	Owner responsible	N/A	Section 5.2 Oak Hill Estates Declaration - ...
Exterior lighting fixtures on Lot	Owner responsible	N/A	Section 5.2 Oak Hill Estates Declaration - ...
Driveways (maintenance/repair)	Owner responsible	N/A	Section 5.2 Oak Hill Estates Declaration - ...

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Stormwater drainage within Lot (grading)	Owner responsible	N/A	Section 5.2 Oak Hill Estates Declaration
Exterior damage to improvements (painting/pressure washing)	The owner is responsible unless otherwise stated	N/A	Section 5.2 Oak Hill Estates Declaration
Pipes, wires, and conduits serve only one Unit	Owner responsible (even if outside boundaries)	N/A	Section 5.2 Oak Hill Estates Declaration
Water line serving the unit up to sub-meter/meter	Owner responsible	N/A	Section 5.2 Oak Hill Estates Declaration
Sprinkler heads located inside the Unit	The owner is responsible; the association may assess costs back	The association may repair and assess costs	Section 5.2 Oak Hill Estates Declaration
Common irrigation system (if installed)	N/A	Association responsible	Article 5 (Irrigation provision) Oak Hill Estates Declaration
Common Property (general maintenance/repair)	N/A	Association responsible	Section 5.1 Oak Hill Estates Declaration
Landscaping on Common Property	N/A	Association responsible	Section 5.1 Oak Hill Estates Declaration
Entry features/entry landscaping	N/A	Association responsible	Section 5.1

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			Oak Hill Estates Declaration
Community street signs/streetlights	N/A	Association responsible	Section 5.1 Oak Hill Estates Declaration
Private community streets/roads/parking lots/paths	N/A	Association responsible	Section 5.1 Oak Hill Estates Declaration
Stormwater ponds and drainage facilities (community-wide)	N/A	Association responsible (if not maintained by the government)	Section 5.1 Oak Hill Estates Declaration
Perimeter walls / retaining walls	N/A	Association responsible	Section 5.1 Oak Hill Estates Declaration
Fencing on Common Property only	N/A	Association responsible	Section 5.1 Oak Hill Estates Declaration
Fence portions located on the Owner's Lot are tying into the common fence	Owner responsible	Not the Association's responsibility	Section 5.1 Oak Hill Estates Declaration
Water and sewer pipes serving more than one Unit	N/A	Association responsible (if not maintained by the government)	Section 5.1 Oak Hill Estates Declaration
Recreational facilities (if any)	N/A	Association responsible	Section 5.1 Oak Hill Estates Declaration

Item / Component	Owner Responsibility	Association Responsibility	Declaration Reference
Community mailboxes / central mailbox system	N/A	Association responsible	Section 5.1 Oak Hill Estates Declaration
Party walls/party fences	Shared responsibility between adjoining owners	N/A	Section 5.3 Oak Hill Estates Declaration
Owner failure to maintain (Association self-help)	The owner is responsible for the costs if the Association must intervene	The association may complete work and assess costs	Section 5.2 Oak Hill Estates Declaration
Damage caused by the owner's negligence	Owner responsible; costs assessed back	The Association may repair and assess the Owner	Section 5.1 (assessment provision) Oak Hill Estates Declaration

Oak Estates Maintenance Responsibility Chart Disclaimer

This Maintenance Responsibility Chart is provided as a general reference to assist Owners and the Association in understanding maintenance obligations within the Oak Estates Community. This chart has been prepared in accordance with Article 5 (Maintenance) of the recorded Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oak Estates.

While every effort has been made to ensure accuracy, this document is intended for informational purposes only. It does not replace, amend, or supersede the Association's governing documents, including the Declaration, By-Laws, Rules, or any applicable legal requirements.

In the event of any conflict or inconsistency between this chart and the recorded Declaration or other governing documents, the Declaration (and applicable law) shall control. Maintenance responsibilities are primarily addressed in Declaration Sections 5.1 Association's Maintenance Responsibility), 5.2 (Owner's Maintenance Responsibility), 5.3 (Party Walls and Fencing), and 5.4 (Unit Maintenance).