

Paces Estates

Maintenance Responsibility Chart

Item / Component	Owner Responsibility	Association Responsibility	Source
Area of Common Responsibility – general	N/A	Maintain the Area of Common Responsibility.	Declaration Art. IX §1; Bylaws Art. IV §4.12(c)
Entry features (monuments, walls, electrical/irrigation, entrance landscaping)	Do not remove/alter. If Owner damages, Owner pays via Specific Assessment.	Maintain, repair, and landscape entrance features.	Declaration Art. IX §1(a) & §1 (damage caused by Owner); Art. IV §2(b)
Sidewalks within the Property	N/A unless on Owner Lot by separate requirement.	Maintain all sidewalks within the Property	Declaration Art. IX §1(b)
Perimeter fencing installed by Declarant	Do not remove/camouflage/alter; allow Association access for maintenance.	Maintain, repair, and replace perimeter fencing along property boundaries.	Declaration Art. IX §1(c); Art. IV §2(i)
Stormwater detention/retention/drainage	Do not obstruct/alter; permit access on	Maintain all stormwater facilities serving the Property;	Declaration Art. IX

nage facilities, lines, and ponds	affected Lots; comply with rules.	access easements over Lots as needed.	§1(d); Art. IV §2(f)
Common Areas (as conveyed to Association)	N/A	Own, operate, maintain, and repair improvements on Common Areas; restore after damage unless Owners vote otherwise.	Declaration Art. III §§1-6
Lots – structures & improvements (exterior & interior) including roofs, siding, gutters, windows, doors, paint, decks, foundations, driveways, private landscaping & lighting	Maintain and keep in good repair; remove litter/waste; keep in neat/clean condition; comply with code.	N/A (except to cure Owner failure via self-help and assess costs).	Declaration Art. IX §2; §2 (self-help & assessment)
Damage to Common Property caused by Owner/occupant/guest/tenant	Responsible for all costs; subject to Specific Assessment.	May perform work and levy a Specific Assessment for costs of repair.	Declaration Art. IX §1 (last ¶); Art. VI §5
Limited/other easement areas on Lots (e.g., entrance features, utilities/drainage access)	Allow access; refrain from alteration that interferes; maintain Lot areas not assumed by Association.	Access/maintenance rights per easements (entrance features, utilities, drainage).	Declaration Art. IV §2(b),(f),(g)
Streets (public/private) & rights-of-way	If public: comply with law; if private on Lot: Owner maintains	Association may be relieved where a	Declaration Art. IX §1 (governme

	unless Association accepts.	government accepts, but may still maintain to uphold Community-Wide Standards.	nt acceptance clause)
Association self-help on Owner maintenance failures	Must reimburse the Association for costs; amounts collectible like assessments.	After 14 days' notice (unless emergency), may enter Lot, correct conditions, and assess costs.	Declaration Art. IX §2 (self-help paragraph)
Reconstruction after casualty – improvements on a Lot	Owner must repair/rebuild promptly, consistent with prior specs or approved alternatives; at Owner cost.	Board approval role for differing plans; the Association is not responsible for Lot repairs.	Declaration Art. IX §3
Insurance – Lots vs. Common Areas	Carry all-risk casualty and liability coverage for the Lot and structures; provide proof on request.	Carry casualty/liability for insurable improvements in Common Areas; D&O, fidelity, etc., as applicable.	Declaration Art. X §§1–3 (Association); §2 (Owners)

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.