



Riviere Townhomes

Maintenance Responsibility Chart

Component / Area	Responsible Party	Responsibility Description	Declaration / Bylaw Reference
Common Property (general)	Association	Maintain and keep in good repair all Common Property, including landscaping and improvements situated thereon.	Decl. Art. 5 §5.1
Entry features & entry area landscaping	Association	Maintain entry features and landscaping, including irrigation and lighting.	Decl. Art. 5 §5.1 (a)
Community landscaping (exterior portions of Community, parks, medians, islands)	Association	Maintain landscaping in exterior/common areas; includes irrigation and related utilities.	Decl. Art. 5 §5.1 (c), (d)
Private community streets, signs & streetlights	Association	Maintain private streets, street signs, and streetlights; pay for electricity for streetlights.	Decl. Art. 5 §5.1 (e), (f)
Stormwater facilities (detention/retention ponds, drainage)	Association	Maintain stormwater ponds and drainage facilities if not maintained by a governmental entity.	Decl. Art. 5 §5.1 (g)



Perimeter/retaining walls & fencing (Association-owned)	Association	Maintain perimeter walls, retaining walls, and fencing in the Community (if any).	Decl. Art. 5 §5.1 (h)
Irrigation systems serving common/entry areas	Association	Operate, maintain, repair, and replace common irrigation systems.	Decl. Art. 5 §5.1 (d) & ¶ following
Landscaping on exterior portions of all Units	Association	Routine mowing, blowing, fertilizing, weeding of sod areas, pine straw/mulch, including inside patios/planters/courtyards.	Decl. Art. 5 §5.4 (a)
Roofs, gutters & downspouts (Units)	Association	Maintain and keep in good repair all roofs, downspouts, and gutters.	Decl. Art. 5 §5.4 (c)
Driveways, walkways, steps, decks & patios (surfaces)	Association	Maintain surfaces of driveways, walkways, steps, decks, and patios (enclosed or not).	Decl. Art. 5 §5.4 (d)
Exterior building surfaces (excluding hardware & glass)	Association	Maintain exterior building surfaces (excluding hardware and glass; not responsible for waterproofing foundations).	Decl. Art. 5 §5.4 (e)
Water/sewer pipes or facilities serving more than one Unit	Association	Maintain if not maintained by a governmental entity.	Decl. Art. 5 §5.1 (i)
Gate system (if installed)	Association	Own, operate, and maintain the vehicular gate system.	Decl. Art. 5 §5.10 (g)
Termite bond	Association	Maintain a termite bond covering the Units.	Decl. Art. 5 §5.1 (l)
Unit maintenance (general)	Owner	Maintain the Unit and all structures/improvements thereon, including prompt removal of litter and	Decl. Art. 5 §5.2



		compliance with health/police requirements.	
Pipes/wires/conducts serving only one Unit	Owner	Maintain and repair any pipe, wire, or conduit serving only that Unit, whether inside or outside the Unit boundaries (including the water line up to the sub-meter/meter).	Decl. Art. 5 §5.2 (add'l)
Doors (including storm/screen) & garage doors/hardware	Owner	Maintain and repair all doors, frames, hinges, and hardware, including garage doors and their operation.	Decl. Art. 5 §5.4 (exceptions) (ii), (iii)
HVAC or similar equipment outside Units	Owner	Maintain exterior HVAC or similar equipment serving that Unit.	Decl. Art. 5 §5.4 (exceptions) (i)
Hose bibs in exterior walls	Owner	Maintain hose bibs contained in exterior walls of a Unit.	Decl. Art. 5 §5.4 (exceptions) (iii)
Exterior lighting fixtures for a Unit	Owner	Maintain lighting fixtures in a particular Unit outside an entryway or in a garage.	Decl. Art. 5 §5.4 (exceptions) (iv)
Windows, screens, frames & glass	Owner	Maintain windows, screens, frames, and glass.	Decl. Art. 5 §5.4 (exceptions) (v)
Foundations & waterproofing	Owner	Maintain foundations/footings and any waterproofing (above or below grade).	Decl. Art. 5 §5.4 (exceptions) (vi)



Fences installed by an Owner (and certain locks on gates serving only one Unit)	Owner	Maintain owner-installed fences; locks on exterior gates serving only one Unit.	Decl. Art. 5 §5.4 (exceptions) (vii), (viii)
Unit-specific pipes (inside or outside boundaries)	Owner	Maintain pipes serving only one Unit.	Decl. Art. 5 §5.4 (exceptions) (ix)
Party walls/fences between Units	Owners of affected Units	Share cost of reasonable repair/maintenance; restoration after casualty shared equally (subject to negligence rules).	Decl. Art. 5 §5.3
Damage caused by the owner's negligence/willful act	Owner (Specific Assessment)	The Association may perform and assess costs against the Owner if Association responsibility is required due to Owner/Occupant actions.	Decl. Art. 5 §5.1 (last ¶) & §4.5

****Disclaimer: **** This chart is a summary. See Declaration Article 5 and related sections for full details. In case of conflict, the recorded documents control. The Board may adopt rules that clarify maintenance scopes and may levy specific assessments where allowed.