

Silver Ridge

Maintenance Responsibility Chart

Item / Component	Owner Responsibility	Association Responsibility	Declaration / Bylaws Reference
Individual Lot & Dwelling	Use for single-family residential only; comply with setbacks; keep property clean and sanitary; no nuisance or offensive/illegal activity; maintain screening of trash cans/woodpiles; no dumping; comply with driveway requirements; maintain grading/elevations so as not to affect neighbors without approval.	None, except Association enforcement per Right of Abatement after notice.	Art. VI §§6.02, 6.03, 6.12, 6.16, 6.19, 6.20, 6.26, 6.27–6.28; Art. VIII §8.02
Common Property (as conveyed to/owned by Association)	N/A	Operate, care for, upkeep, and maintain Common Property; fund through assessments (including reserves) and may employ security as needed.	Art. II; Art. IV §§4.02, 4.04
Entrance monuments, subdivision signs, perimeter walls/fences, buffers, detention/retention ponds, and related facilities located in	Do not obstruct or alter; if trying private improvements into these areas, obtain ACC approval and maintain any portions on the Lot.	Right to erect, maintain, repair, replace, and landscape within such easements for the benefit of all Owners; maintain as	Art. II §2.04(a); Art. IV §4.04

Common Property/easements created by Declarant		Common Property once conveyed.	
Architectural changes (any exterior structure, fence, wall, pool, etc.)	Submit plans and obtain written ACC approval before commencing; build per approved plans; correct violations upon notice.	Administer ACC; inspect; issue approvals/denials; enforce via notice and Right of Abatement.	Art. V §§5.01–5.13; Art. VIII §8.02
Fences & walls on Lots	No fence or wall without prior written ACC approval; maintain approved fence/wall; meet any ACC design/location guidelines.	N/A (unless part of Common Property/easement features).	Art. VI §6.30; Art. II §2.04(a)
Landscaping/trees on Lots	Do not remove trees >6" diameter or distinctive flora without ACC approval; maintain vegetation so it does not obstruct views at intersections; screen clotheslines/garbage cans; no artificial vegetation on exterior.	N/A (Association may enforce standards).	Art. VI §§6.05, 6.12, 6.18
Trash & refuse	Keep trash in sanitary containers; no dumping; remove litter upon ACC request; keep premises clean.	Enforcement after notice may abate and assess costs.	Art. VI §6.19; Art. VIII §8.02
Vehicles/boats/trailers & parking	No overnight parking of mobile homes, school buses, trucks over 1-ton, or similar commercial vehicles except within enclosed garages; boats/boat trailers/campers ≤28 ft must be in the rear yard and not used for habitation.	Enforcement after notice.	Art. VI §6.14

Pets/animals	Only household pets, not for commercial purposes; must not be a nuisance or cause unsanitary conditions.	Enforcement after notice.	Art. VI §6.09
Antennas & satellite dishes	Only customary antennas ≤10 ft above the roof ridge unless ACC approval is obtained.	Enforcement after notice.	Art. VI §6.13
Signs	No advertising/billboards; limited professional or “for sale/rent” signs per size limits; all signs subject to ACC approval.	Maintain subdivision/entrance identification signs on Common Property/easements.	Art. VI §6.11; Art. II §2.04(a)
Easement areas on Lots (utilities/drainage)	Keep easement areas clear of structures/plantings that interfere; maintain easement areas and improvements in them unless maintained by a utility/public authority.	Utilities/public authorities maintain their facilities; The association may hold and exercise easement rights reserved by Declarant when conveyed.	Art. VI §6.25; Art. VII §§7.01–7.03
Stormwater, grading & drainage on Lots	No elevation changes that materially affect surface grades/surrounding Lots without ACC approval.	The association maintains stormwater features that are Common Property; it may enforce violations.	Art. VI §6.20; Art. II §2.04(a); Art. IV §4.04
Security measures (courtesy officer, patrols, etc.)	N/A (Owners may employ private measures on their property consistent with covenants).	The association may fund and employ security guards/watchmen if determined necessary.	Art. IV §4.04 (uses of maintenance fund)



Right of Entry/Abatement & Specific Assessment	Cure violations after notice; if not, costs of Association self-help become a personal obligation and lien against Lot.	After notice, may enter, cure, and assess costs with interest; may lien and foreclose; may also seek injunction/specific performance.	Art. VIII §§8.02–8.04
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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.