

Stratford Square

Maintenance Responsibility Chart

Item / Component	Owner Responsibility	Association Responsibility	Declaration / Bylaws Reference
Unit / Lot	Maintain Unit, structures, and improvements in good repair, condition, and order; landscaping on Unit; pruning/watering; keep exterior lighting and improvements in good working order; maintain grading/drainage as originally established; detached dwelling roofs & exterior are Owner expense; maintain any pipes/wires/conduits that serve only the Unit (inside or outside boundaries).	None, except the Association may perform after notice if the Owner fails and assesses the cost as a specific assessment.	Decl. §5.2 (Owner Maintenance); §5.2 (self-help & specific assessment)
Common Property – overall	N/A	Maintain and keep in good repair/replace landscaping and improvements on Common Property; performance level at Board's discretion.	Decl. §5.1
Entry features: exterior Community landscaping	N/A	The association maintains and pays utilities for these systems.	Decl. §5.1 (a)–(c)
Community street signs and street lights	N/A	The association maintains and pays for power.	Decl. §5.1 (d)

Private Community streets, roads, parking lots, and paths	N/A	Association maintains.	Decl. §5.1 (e)
Stormwater detention/retention ponds; drainage facilities serving the community	No obstructions or alterations by Owners; maintain grading/drainage on Unit as originally established.	Association maintains to the extent not maintained by a governmental entity.	Decl. §5.1 (f); §7.21
Perimeter walls and retaining walls in the community	N/A	Association maintains (if any).	Decl. §5.1 (g)
Fencing located solely on Common Property	Portions of fences located on an Owner's Unit that tie into the Common Property fence are the Owner's responsibility.	Association maintains fencing located solely on Common Property; explicitly excludes fence portions on a Unit that tie into CP fencing.	Decl. §5.1 (h)
Water & sanitary sewer pipes/facilities serving more than one Unit	Maintain/repair pipes that serve only one Unit up to the Unit's meter/submeter.	Association maintains that if they serve more than one Unit and are not maintained by a governmental entity.	Decl. §5.1 (i); §5.2
Recreational facilities serving the Community (if any)	N/A	Association maintains.	Decl. §5.1 (j)
Community mailboxes / central mailbox system	N/A	Association maintains.	Decl. §5.1 (k)
Attached townhome exteriors – INCLUDED maintenance by Association	Provide access (keys/codes) to any gate locks; failure waives maintenance in such area.	Routine mowing & blowing on exterior portions of attached townhome Units; exterior surfaces of garage doors; all roofs, gutters, downspouts; townhome driveways, walkways, steps, decks (incl. enclosed), deck surfaces, patios (incl. enclosed) & patio surfaces; all exterior building surfaces except hardware/glass; not responsible for foundation waterproofing.	Decl. §5.4 (a)–(e)

Attached townhome – EXCLUSIONS (Owner responsibility)	HVAC or similar equipment outside Unit; all doors & garage doors incl. hinges/frames/hardware; hose bibs in exterior walls; lighting fixtures at entry/garage; window screens/frames/glass; foundations/footings & waterproofing; fences installed by Owner or at Owner request; locks on exterior gates serving one Unit; any pipes serving only one Unit (inside or outside boundaries).	N/A	Decl. §5.4 (i)–(ix)
Party walls/fences between adjoining Units	Share the cost of reasonable repair/maintenance; if destroyed/damaged, any benefiting Owner may restore, and the other benefiting Owner contributes 50%; arbitration process for disputes.	N/A	Decl. §5.3
Owner maintenance failure; Association self-help	If the Owner fails/refuses after notice, the Association may do the work and assess all costs as a specific assessment; an emergency allows faster action.	Provide notice; may perform and assess back as specific assessment; may enter for emergency/security/safety; maintenance standards set and enforced by Board.	Decl. §5.2 (notice & assessment); §10.7 (emergency entry); §5.1 (Board discretion)
Damage to Common Property caused by Owner/Occupant (willful/negligent)	The Responsible Owner may be charged the cost via a specific assessment.	The Association may repair and assess costs back to the Responsible Owner.	Decl. §5.1 (last ¶) & §4.5 (specific assessments)
Maintenance standards; Board authority	Owners must comply with standards established by the Board.	The Board may establish, interpret, and enforce maintenance standards; operate, care for, upkeep, and	Bylaws §3.18(c); Decl. §5.1

		maintain Association-responsibility areas.	
Termite bond / exterior pest control for attached dwellings (optional program)	If implemented, costs will be specifically assessed by the attached Units.	Right, not obligation, to purchase/provide; costs specifically assessed to attached Units.	Decl. §5.1 (after (k))
Irrigation systems – common sprinklers serving attached dwellings	The owner may be specifically assessed for sprinkler heads inside a Unit; costs due to the owner's acts/omissions may be specifically assessed.	Common systems are Common Property; the Association operates/maintains/repairs/replaces.	Decl. §5.1 (Common irrigation paragraphs)

Disclaimer: This chart is a convenience 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.