



The Gardens at Lovejoy

Maintenance Responsibility Chart

Component / Area	Responsible Party	Responsibility Description	Declaration / Bylaw Reference
Association Property (general)	Association	Maintain and repair all Association/Common Property (except items expressly assigned to Owners).	Decl. Art. III §8; Art. VIII §4
Entry features, signs & entry landscaping	Association	Maintain entryway treatments, entry signs, entry landscaping, and related irrigation/lighting.	Decl. Art. VIII §4 (entryway treatment, signs, landscaping, entry lights, irrigation)
Roads, driveways, walks & parking areas (Common Area)	Association	Maintain and repair all community roads, driveways, walks, and parking areas located in the Common Area.	Decl. Art. VIII §4
Detention pond / stormwater facilities	Association	Maintain detention pond/facility unless assumed by the city.	Decl. Art. VIII §4
Walls/fences surrounding the Property (Association-owned)	Association	Maintain any wall or fence surrounding the Property that is part of the Common Area.	Decl. Art. VIII §4
Common utilities (lines/pipes/wires)	Association	Maintain utility lines, pipes, plumbing, wires, conduits, and	Decl. Art. VIII §4



in the Common Area		systems which are part of the Common Area.	
Recreational facilities (if any)	Association	Maintain any recreational facilities located in the Common Area.	Decl. Art. VIII §4
Common Area landscaping	Association	Maintain lawns, trees, shrubs, hedges, grass, and other landscaping in the Common Area.	Decl. Art. VIII §4
Grass within Townhome lot (not fenced)	Association	Mow/maintain lawn/grass within a Townhome lot, provided it is not fenced.	Decl. Art. VIII §4 (final sentence)
Townhome exterior (normal wear & tear)	Association	Maintain and repair exterior for normal wear and tear, including roof replacement at the end of life and exterior repainting due to age.	Decl. Art. VIII §1
Townhome interior & extraordinary damage	Owner	Maintain/repair interior; repair extraordinary damage to the unit.	Decl. Art. VIII §1
Patio, Stoop & Walk attached to a Townhome	Owner	Maintain attached Patio, Stoop, and Walk; comply with any placement rules adopted by the Board.	Decl. Art. VIII §1–§2
Decks (if any) attached to a Townhome	Owner	Maintain Decks; comply with Board rules for items placed on Decks.	Decl. Art. VIII §1
Easement Area (unfenced)	Owner (use rights) / Association (grounds)	The owner has exclusive use rights; the Association prohibits unapproved installations and maintains grounds unless fenced or otherwise assigned.	Decl. Art. III §6–§8



Easement Area (inside a fenced area)	Owner	The owner is responsible for the maintenance of the Easement Area enclosed by a fence (including any fence installed).	Decl. Art. III §8(a); Art. VII §24; Art. VIII §2
Owner-installed fences (rear, white vinyl)	Owner	Maintain owner-installed rear white vinyl fence (≤ 6 ft, with gate ≥ 8 ft; set back ≥ 2 ft from rear line). Lawn service ends inside the fence.	Decl. Art. VII §24; Art. III §8(a)
Air-conditioning compressor pad/area	Owner (use) / Association (easement over Common Area)	Exclusive easement for continued use/maintenance of the area on which the A/C compressor serving a Townhome is located.	Decl. Art. III §3(d)
Charge-back for failure to maintain / negligence	Owner (Specific Assessment)	If the Owner fails to maintain Townhome, Patio/Stoop/Walk, or Easement Area after notice—or Association repairs due to Owner negligence—the Association may perform the work and assess all costs to the Owner.	Decl. Art. VIII §2; Art. V §7

****Disclaimer: **** This chart is a summary. See Declaration Articles III, VII, and VIII (and Bylaws as applicable) for full details. In case of conflict, the recorded documents control. The Board may adopt rules clarifying scopes and may levy assessments where allowed (see Decl. Art. V §7 and Art. VIII §2).