

QUAIL CROSSING TOWNHOMES ASSOCIATION, INC.

This chart shows whether Owners or the Association are responsible for the maintenance, repair and replacement of various items pursuant to the Declaration of Covenants, Conditions and Restrictions of Quail Crossing Townhomes, a Planned Community in the County of Boulder, State of Colorado

A = Quail Crossing Townhomes Association, Inc.

O = Owner

	MAINTENANCE	INSURANCE
BUILDING EXTERIOR		
Building-structure, including foundations, columns, girders, beams and supports ⁱ	O	A
Siding, including painting, repairing and replacing ⁱⁱ	A	A
Trim and other exterior building surfaces ⁱⁱ	A	A
Roofs, including shingles and roof underlay ⁱⁱ	A	A
Gutters and downspouts ⁱⁱ	A	A
Doors, including peep holes, doorknobs and lock mechanisms ⁱⁱ	O	A
Storm/screen doors or any other improvements installed by Owners to exterior of units ⁱⁱⁱ	O	O
Windows, frames, panes and caulking around windows in connection with window replacement and repair ⁱ	O	A
Glass surfaces – interior and exterior surfaces ⁱ	O	A
Window wells, including window well covers ⁱⁱ	A	O
Garages, including garage doors, and all fixtures and improvements of the garages, including the exterior light fixtures, garage numbers, etc. – maintain, repair and replace ^{iv}	A	A
Garages – keep in a clean, attractive, safe and slightly condition ⁱ	O	A

	MAINTENANCE	INSURANCE
Walkways leading up to the front entrance of the Units, whether or not located on the Common Elements or within Lot boundaries, and including front porch/stoop area. This does not include any concrete portion that may be located within the Lot boundaries on either side of said walkway. ⁱⁱ	A	A (Common Elements) O (Lot)
Courtyard (i.e., the outside areas of the Unit) keep in neat and clean condition ⁱⁱ	O	O
Courtyard Concrete Patios, whether in the front entry patio area in the Middle Units, or on the side patio areas in the Corner Units ⁱⁱ	O	O
Walls Enclosing Courtyards, with discretion to also paint the Owner-installed gate at the same time as it paints the walls and buildings ⁱⁱ	A	A
Spigots, dryer vents and electrical outlets ⁱ	O	A
Light fixtures attached to residences, including bulb replacement ⁱ	O	A
UTILITIES		
Utilities and lines installed within individual Units and on the Lots, including furnaces, heating, plumbing, lighting, telephone, garbage disposal, hot water equipment and appurtenances, water pipes, ducts and electrical wiring ⁱ	O	A
Air conditioners ⁱⁱ	O	O
Common Element utilities and lines ^v	A	A
UNIT INTERIORS		
Fireplace box ⁱ	O	A
Fireplace flue repair and replacement ⁱ	O	A
Perimeter walls, floors and ceilings – unfinished surfaces ⁱ	O	A
Perimeter walls, floors and ceilings – finished surfaces ⁱ	O	O

	MAINTENANCE	INSURANCE
Non-perimeter walls – finished and unfinished surfaces ⁱⁱⁱ	O	O
Floor coverings including carpet, tile, vinyl and hardwood ⁱⁱⁱ	O	O
Wall coverings including paint and wallpaper ⁱⁱⁱ	O	O
Permanent fixtures including but not limited to ceiling fans, hand rails, cabinets and counter tops ⁱ	O	A
Appliances including oven, range, refrigerator and disposal ⁱⁱⁱ	O	O
Window coverings ⁱⁱⁱ	O	O
Furnishings, clothing, jewelry and other personal property ⁱⁱⁱ	O	O
Basements, finished and unfinished, including cement subflooring ⁱ	O	A (unfinished) O - finished
Subflooring ⁱ	O	A
GROUNDS		
Common Element landscaping, which is all landscaping located outside the Lot boundaries, including grass, trees, shrubbery, flowers and landscaping, and other ground maintenance including grading ^{vi}	A	A
Landscaping on the Units as originally installed by Declarant and located outside: (i) the entry patio of the Unit, and (ii) the Courtyard (i.e. fenced area of the Unit). ^{vii}	A	A
Any Owner-installed landscaping on the Units located outside: (i) the entry patio of the Unit, and (ii) the Courtyard (i.e., fence area of the Unit). ^{viii}	O	O
Any and all landscaping located inside the Courtyard, whether Owner or Declarant-installed. ^{viii}	O	O

	MAINTENANCE	INSURANCE
Exterior stand-alone lighting ^v	A	A
Private streets, sidewalks, curbs, steps, walkways ^{ix}	A	A
Gazebo, including concrete pad and walkway leading to gazebo ^{ix}	A	A
Visitor parking areas, visitor parking signs and any other Association signs ^v	A	A
Unassigned open parking areas ^v	A	A
Common Element Irrigation system ^v	A	A
OTHER		
Garbage collection ^x	A	N/A
Snow removal (Common Elements) ^{xi}	A	N/A
Snow removal (Corner Units) – On the walkway leading up to the front door, including the stoop. ^{xi}	A	N/A
Snow removal (Middle Units) – On the walkway leading up the front door, including the stoop; provided, however, that if the Unit has a closed gate at the time the contractor is performing snow removal, the removal will stop at the gate. ^{xi}	A	N/A
Sewer service ^{xi}	A	N/A
Water service ^{xi}	A	N/A
Any improvement or installation installed by Owner, including satellite dishes, and not otherwise listed ⁱⁱⁱ	O	O
Common Elements depicted on the Map or described in the Declaration and not otherwise listed ^v	A	A

NOTES

A. UNLESS OTHERWISE STATED ABOVE, THE TERM “MAINTENANCE” INCLUDES, REPAIR AND REPLACEMENT.

B. THE TERM “COMMON ELEMENTS” INCLUDES OUTLOT H, AS SHOWN ON THE PLAT FOR THE COMMUNITY, AND ANY IMPROVEMENTS THEREON.

C. IN THE EVENT THE NEED FOR MAINTENANCE OR REPAIR OF THE IMPROVEMENTS CONSTRUCTED UPON A UNIT OR THE LIMITED COMMON ELEMENT APPURTENANT TO THE UNIT IS CAUSED THROUGH THE NEGLIGENT ACTS OF ITS OWNER, OR THROUGH THE WILLFUL OR NEGLIGENT ACT OF THE FAMILY, GUEST OR INVITEES OF THE UNIT OR THE LIMITED COMMON ELEMENT APPURTENANT THERETO NEEDING SUCH REPAIR THE COST OF SUCH EXTERIOR MAINTENANCE SHALL BE PAID BY THE OWNER TO THE ASSOCIATION, AND IF NOT, IT MAY BECOME AN INDIVIDUAL ASSESSMENT UNDER THE DECLARATION AND MAY FURTHER BECOME A LIEN PURSUANT TO THE DECLARATION. SECTION 7.05, DECLARATION

ⁱ Declaration, Sections 3.13, 14.01
ⁱⁱ Declaration, Section s 7.05, 14.01
ⁱⁱⁱ Declaration, Section s 3.13, 14.01
^{iv} Declaration, Sections 7.04, 7.05, 14.01
^v Declaration, Sections 7.04, 14.01
^{vi} Declaration, Sections 3.12, 7.04, 7.05, 8.02, 14.01
^{vii} Declaration, Sections 3.12, 7.05, 8.02, 14.01
^{viii} Declaration, Section s 3.12, 7.05, 14.1
^{ix} Declaration, Sections 7.04, 8.02, 14.01
^x Declaration, Sections 8.02, 7.11
^{xi} Declaration, Section 8.02