



**MAINTENANCE, REPAIR AND REPLACEMENT RESPONSIBILITIES
FOR THE
PINNACLE AT UTE CREEK HOMEOWNERS ASSOCIATION, INC.**

December 21, 2021
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NOTE: This chart shows whether Owners or the Association are responsible for the maintenance, repair and replacement of various components within the community pursuant to the Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Pinnacle at Ute Creek Homeowners Association.

A = Pinnacle at Ute Creek Homeowners Association, Inc.
O = Owner

	MAINTENANCE ¹
BUILDING EXTERIORS	
Residence structure, including foundation, columns, girders, beams and supports	O ²
Residence siding, stucco, brick, masonry, soffits, exterior vents, and fascia	A ³
Driveways	A ³
Garage floors	O ^{2,3}
Concrete sidewalks, walkways, patios, porches, and steps	A ³
Patios including structure, railings, and steps	A ³
Roofs including shingles, roof underlayment, chimney caps, and roof vents	A ³
Gutters and downspouts	A ³
Windows, window screens, and frames	O ²
Skylights	O ²
Window shutters, trim, and caulking	A ³
Window wells	A ³

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	MAINTENANCE ¹
Window well covers	O ²
Garage doors and exterior doors – painting or staining only	A ³
Garage doors and exterior doors – all except painting/staining including, but not limited to: springs, opening mechanism, tracts, glass, locks, hardware, and all structural components	O ^{2,3}
Storm doors installed by homeowners	O ²
Exterior lighting and light fixtures	A ³
Homeowner installed satellite dishes and antenna	O ⁴
UTILITIES	
Unit fixtures, equipment and utilities including but not limited to: <ul style="list-style-type: none"> • Furnaces • Heating equipment • Water heaters • Thermostats • Heating and cooling ducts • Conduits • Water/sewer pipes (excluding landscape irrigation) • Meters • Electrical wiring • Electrical outlets • Telephone wiring • Telephone outlets • Light switches • Cable wiring • Compressors • Sump pumps • Circuit and breaker box • Air Conditioners • Radon mitigation systems • Other utility lines 	O ²

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	MAINTENANCE ¹
RESIDENCE INTERIORS	
Furnishings, including all personal property such as furniture, electronics, jewelry, and clothing	O ²
Window coverings	O ²
Permanent fixtures including but not limited to: <ul style="list-style-type: none"> • ceiling fans • hand rails • cabinets • countertops • bathtubs and showers • sinks • toilets 	O ²
Appliances including: <ul style="list-style-type: none"> • oven • range • refrigerator • dishwasher • washer/dryer • countertop microwave 	O ²
Fireplaces (including facade, screen, chimney, flue, and damper)	O ²
Unit walls, floors, and ceilings—including finished and unfinished surfaces, interior doors, drywall, paint, wallpaper, paneling, texture, hardware, tile, vinyl, hardwood, carpeting, and other material lying within such floors, ceilings, and interior walls.	O ²
Any components lying <u>between the perimeter siding and residence exterior wall</u> , including but not limited to: <ul style="list-style-type: none"> • insulation • girders • beams • pipes • wiring • plumbing 	O ²

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	MAINTENANCE ¹
Subflooring	O ²
Party walls (walls dividing residences and shared by owners/residents on each side)	O ²
Basements	O ²
GROUNDS	
Landscaping on the Lots including irrigation systems, equipment, time clocks, lawns, trees, shrubs, and bushes but excluding flowers planted by homeowners	A ³
Retaining Walls	A ³
Flowers on Lots planted by homeowners	O ²
Mailboxes	A ³
Monument signage	A ³
Underdrain systems and storm drainage	A ³
OTHER	
Snow removal from driveways, sidewalks, front walkways, and front porches	A ³
Snow removal from back patios	O ^{2,3}
Any personal property of owners not otherwise listed	O ²

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NOTES

A. Owners may be held responsible for Association costs associated with necessary maintenance, repair, or replacement as more fully provided in Article 5, Section 5.7 of the Declaration.

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FOR THE
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ENDNOTES

¹ The term “maintenance” includes repair and replacement unless otherwise noted on the Chart

² Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Pinnacle at Ute Creek Homeowners Association, Article 4, Section 4.4 and Article 6, Section 6.3

³ Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Pinnacle at Ute Creek Homeowners Association, Article 4, Section 4.5

⁴ Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Pinnacle at Ute Creek Homeowners Association, Article 6, Section 6.5