

The Governing of West Park Hills Homeowners' Association  
The following provides a guideline for the Association's Maintenance Responsibilities

<b>Item Maintenance Responsibility</b>		
<b>Item</b>	<b>Homeowner Responsibility</b>	<b>Association Responsibility</b>
Insurance: HO6 Policy	Covers contents and liability coverage of events inside homeowner unit and \$20K master policy deductible	HOA master policy. Damages normally covered by homeowners' insurance shall be excluded from the Association's responsibility
Air Conditioner	X	
Blacktop		X
Chimney Repair	Cleaning & replacing the flue	Maintain brick and exterior
Garage Apron Concrete		Association responsibility (between garage slab and asphalt driveway)
Patio Concrete	X	
Deck	Repair and replace in accordance with association standards	Paint or stain railing and ground support
Front Storm Door	Screen, glass and hardware	Replace in accordance with association standard
Front Entry Door	X	
Garage Door	X	Association replacing one to new metal door; painting as part of exterior
Sliding Glass Porch Door	Repair and replace	Paint outside trim (\$200 contribution toward new door)
Meter	Contact utility company to repair or replace	Paint to match house
Lawn, Trees, and Shrubs	Water as needed	Replace as needed
Water Line	Guidelines established by the Association	
Sewer Line	Guidelines established by the Association	
Front Steps Wrought Iron Railing	Guidelines established by the Association	X
Roof		X
Shutters, Siding, and Wood Trim		X
Windows	Repair and replace in accordance with association standards	Paint trim
Siding and Trim	Homeowner must advise association board of need for repair or replacement	Repair siding and trim as required
House Numbers		X
Landscape Timbers / Rock Beds	If located on lower-level walkout, homeowner is responsible	X
Sidewalk and Front Steps		X

Revised, June 2022

