

Angler Mountain Ranch Townhomes Homeowners Association

Maintenance Responsibility Chart

Responsibility: Owner; ASSOC=Association; TOS=Town of Silverthorne

Funded By: HOA= Common Dues (managed by the Executive Board (EB)

TH=Townhome Neighborhood Dues (managed by the Townhome Neighborhood Committee)

	<i>Maintenance Responsibility</i>	<i>Funded by</i>	<i>Comments</i>
Grounds:			
Landscaping	ASSOC	TH	Common lawns, trees, shrubs, flower beds, including Town right of way adjacent to Bald Eagle Road and Fly Line Drive.
Landscaping within Lot	Owner	Owner	Owner established planter boxes, grass plots, flower beds, fenced in areas etc. - adjacent to Owner's Unit.
Irrigation	ASSOC	TH	Irrigation cannot be adjusted by homeowners
Roadway – Town-owned	TOS	TOS	Bald Eagle Road and Fly Line Drive are public roads maintained by the Town.
Roadway – Private (AMR owned)	ASSOC	TH	Spinner, Dragonfly and Damselfly are private roads maintained by THNC. Asphalt seal coating, repaving, concrete sprawling, and snow plowing damage are the responsibility of the THNC. Includes maintenance and replacement. Signage on private roads are maintained by the THNC.
Private Access Driveways	ASSOC	TH	Owner is responsible for driveway cleaning. HOA is responsible for asphalt sealing, repairs, and resurfacing.
Private Access Driveways Snow Removal	ASSOC	TH	Association if more than 4 inches of snow. Owner if less than 4 inches of snow.
Brick pathways and Stoop	ASSOC/ Owner	TH	Association responsible for general repairs. Owner is responsible for walkway and stoop cleaning and weeding
Snow removal on Brick Pathways and steps to front door	ASSOC/ Owner	TH	Association if more than 4 inches of snow. Owner if less than 4 inches of snow. Snow removal for all other pathways is homeowner responsibility
Decks	ASSOC/ Owner	TH	For wood decks only, the staining of the deck floor is Owner responsibility. For all decks, cleaning/snow removal/regular maintenance of decks is the responsibility of the Owner.
Patios	ASSOC/ Owner	TH/ Owner	Association is responsible for general repairs unless hot tubs or other large fixtures are placed on the patio. Cleaning/snow removal/regular maintenance of patios is the responsibility of the Owner.
Fences on/around Decks	ASSOC	TH	Association responsible for composite railings & painting fencing frames

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Fences built by developer on/around grass areas	Owner	Owner	Note 1
Retaining Walls	ASSOC	TH	Association or original developer installed only; may be within Lot boundary.
Building Exterior:			Owners are responsible for repairs due to negligence.
Roofs	ASSOC	TH	** and **** (see note at bottom of chart)
Exterior Surfaces (siding/trim)	ASSOC	TH	Includes painting*, siding repair, caulking.**
Nests, Birds, Bees, Wasps, rodents, critters, Etc.	Owner	Owner	**** (see note at bottom of chart)
Structural Components	ASSOC	TH	
Gutters/Downspouts	ASSOC	TH	Only if installed by original builder or by the Association. Owner installed gutters/downspouts are subject to Association approval.
Heat Tape	ASSOC	TH	Only if installed by original builder or by the Association. Owner installed heat tapes are subject to Association approval.
Heat Tape Circuit Breaker	Owner	Owner	Heat tape breaker must be engaged from November 1 st to April 30 th .
Stone exterior and pavers	ASSOC	TH	Stone exterior and pavers installed during initial construction are maintained by the THNC.
Windows (frame, screen, glass)	Owner	Owner	Exterior window trim is maintained by the THNC.
Exterior Doors and frame	Owner	Owner	
Chimneys and Flues	ASSOC/ Owner	TH	Structural components of chimneys and flues are the responsibility of the THNC. Regular cleaning of the flues is homeowner responsibility.
Exterior Light Fixtures	ASSOC/ Owner	TH	Owner will maintain bulbs, which must be shorter than the fixture, as required by Town of Silverthorne code regarding Dark-sky Compliance. Maintenance and/or replacement of exterior light fixtures as needed are THNC responsibility.

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Garage Exterior Surfaces	ASSOC	TH	Exterior door veneer is maintained by the THNC.
Garage Doors including mechanism	Owner	Owner	
Curb Water Shutoff valves and attached piping	Owner	Owner	THNC has marked all the valve locations
Utilities			
Utilities Outside Units	ASSOC	TH	Includes pipes, wiring, conduits, cables, ducts, flues - regardless of # units served.
Utility Lines	ASSOC	HOA	Facilities serving Townhomes and other Angler Mountain Lots are Common Elements maintained by the Association with Common Assessments.
Utilities Inside a Unit	Owner	Owner	Includes pipes, wiring, conduits, cables, switches, electric outlets, fixture
Common Utilities Inside a Unit	ASSOC	TH	Utilities as above but serving MORE than one unit (note: includes common heat tape, irrigation, fire suppression).
Townhome Interior			*** (see note at bottom of document)
Interior	Owner	Owner	Includes all interior surfaces, cabinets, countertops, fixtures, faucets, sinks, tubs, toilets, appliances, furniture, and furnishings.
Owner Improvements	Owner	Owner	
Fireplaces	ASSOC / Owner	Owner	THNC maintains flue; Owner responsible for cleaning and repair of any fireplace or insert.
Boiler and Heating system	Owner	Owner	Owner responsible for yearly inspection
Unit Inspections	Owner	Owner	Regular inspections are strongly recommended when the owner does not live here full time or will be gone for an extended amount of time. During the winter it is suggested every two weeks. Timely detection is critical in reduction of impacts from interior low temperature, ceiling and interior water leaks, failed pipes or fittings. Inspections should include temperature

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			and leak checks. Before leaving, owners should make a habit of shutting off water. Wi-Fi temperature sensors are strongly encouraged for ease of monitoring. Check with RMCM for assistance with security checks.
Amenities: CE/TLCE			TLCE= Townhomes Limited Common Element; CE= Common Element
Angler Mountain Trail	TOS	TOS	Public Trail
HOA Trails	ASSOC	HOA	
Lake and Shorelines	ASSOC	HOA	
Wetlands and Setback	ASSOC	HOA	25' from wetlands
Club House (aka Yacht Club) including its parking areas	ASSOC	HOA	
Association signs	A	CA	On Bald Eagle by Hwy 9 and by Building 1 at entrance of the development.
Other			
Townhome Limited Common Elements	ASSOC	TH	Any other common improvements owned by the association, available to only Townhome Owners.
Common Elements	ASSOC	HOA	Common Elements as depicted on the Map (as CE) or as otherwise defined or described in the Declarations (e.g., drainage easement)
Drainage/Retention Pond	ASSOC/ TOS	HOA	Drainage Easement is a Common Element; may be also maintained by the Town. Culverts and retention pond cleaning are the responsibility of the HOA except where maintained by the Town, including keeping free of debris for proper water flow.
Private Improvements	Owner	Owner	Any other improvements or fixtures installed by, or for, an Owner and not otherwise listed

Notes

1. Owner will be charged for maintenance of external improvements which were not part of original construction.

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2. Disclaimer - This checklist is designed to provide general information with respect to the subject matters and is merely an interpretation and summary of the relevant material in the association's governing documents, according to the Townhomes Neighborhood Committee.
3. The term "maintenance" shall include maintenance, repair and replacement unless specified otherwise.

Footnotes

- * Re-staining and any repair or replacement of siding over time is to be performed by the HOA. Re-staining and replacement are performed on schedules as set by the THNC per the reserve schedule or due to excessive UV wear, if warranted, prior to those schedules.
- ** If a homeowner makes a penetration in either the siding or the roof which caused the need for maintenance or repair, the cost of that repair will be homeowner responsibility. An example of Owner responsibility is a dish mounting bracket that was not properly sealed, resulting in water intrusion.
- *** It is highly recommended the Owner obtain a HO-6 insurance policy that includes \$25,000 loss assessment coverage, a minimum \$25,000 Building Property coverage, and Personal Property coverage on his/her Townhome. It is the responsibility of the homeowner to share and coordinate the HOA Insurance policy with their unit insurance agent. The HOA policy can be found on the AMR website under insurance.
- **** Homeowner is responsible for pests and critters that find there way into the attic of their units