

**PARK WILLOW OWNERS ASSOCIATION, INC.
RESOLUTION OF THE BOARD**

MAINTENANCE RESPONSIBILITY

WHEREAS, Park Willow Owners Association, Inc. (“Association”) and the members thereof, are required to comply with the requirements set forth in a Declaration of Covenants, Conditions and Restrictions of Park Willow Condominiums (“Declaration”), as amended, as well as rules and regulations as set forth by a Board of Trustees (“Board”);

WHEREAS, the Board is empowered to govern the affairs of the Association, including the interpretation and enforcement of the Declaration as well as with the power to adopt rules and regulations.

WHEREAS, the Declaration sets forth the maintenance, repair, and replacement of certain improvements within the Community concerning Common Areas and Units.

WHEREAS, there may be certain improvements and items that remain unclear as to the responsibilities for maintenance,

WHEREAS, the Board wishes to clarify certain areas of maintenance within the community and set forth for easy reference, the areas of responsibility between the Unit Owners and the Association.

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

In addition to any responsibilities set forth in the Declaration, the Board hereby adopts the attached Maintenance Responsibilities Chart which sets forth the responsibilities between the Association and Unit Owners for the upkeep, maintenance, repair, and replacement of the community.

NOW, THEREFORE, IT IS FURTHER RESOLVED THAT:

Owners are responsible for the actions and/or damage from their guests, renters, invitees, or other such individuals. Any damage attributable to an Owner shall be the responsibility of the Owner.

NOW, THEREFORE, IT IS FURTHER RESOLVED THAT:

Pursuant to the Utah Condominium Ownership Act, the Unit Owner is responsible for the deductible of the Association, if a loss occurs to a Unit, in which the Association’s policy provides primary insurance coverage, regardless of fault.

NOW, BE IT FURTHER RESOLVED that a copy of this resolution shall be distributed to all Owners within Park Willow Owners Association, Inc.

DATED this ____ day of _____, 20__.

President

Treasurer/Secretary

PARK WILLOW OWNERS ASSOCIATION, INC.
MAINTENANCE RESPONSIBILITIES CHART

The following chart allocates responsibility for maintenance, repair and replacement for the specified items between the Association and the Owner.

	EXTERIOR	HOA	OWNER
1	Roof exteriors, rain gutters and down spouts.	X	
2	Chimneys, if any.	X	
3	Porches, front steps, entryways.	X	
4	Footings, pilings, foundations, columns, girders, beams, supports and other support structures.	X	
5	Exterior walls, exterior doors, exterior wall coverings, including paint.	X	
6	Doors, hinges, frames, thresholds, locks, doorbells.		X
7	Exterior basement walls, window wells, sump pumps,	X	
8	Windows or other exterior glass surfaces, sliding glass doors, screens, screen doors, and frames (in accordance with approved exterior frame color).		X
9	Maintenance, repair and replacement of landings, patios, decks, balconies or other similar areas included with any Unit exterior.		X
10	The underground pipelines, ducts and wires not under the dwelling that serve more than one Unit.	X	
11	Water faucet or hose bib on exterior of Unit. Any damage caused by a resident's negligence, such as failing to disconnect a hose from a tap, is the liability of the Unit Owner.		X
12	Fences (if installed by HOA) and gates (if any).	X	
13	Authorized modifications or improvements by an owner, including windows, awnings, and attic vents.		X
14	Driveways, designated parking areas, roadways, sidewalks and steps on or around the Unit.	X	

15	Improvements, lighting, signs, or the like, placed by the Association on the Common Areas or the land surrounding the Units.	X	
16	Common utility systems which are not separately metered and billed to Owners directly.	X	
17	Phone lines, TV cables, heat pumps, furnaces, and air conditioning Units. Owners must obtain permission from the Board if any holes need to be drilled through exterior walls for cable lines.		X
18	Heating, ventilation, air conditioning, and all other utility equipment which serves the Unit.		X
19	Limited Common Area parking areas and storage facilities permanently assigned to specific Units.		X

	INTERIOR	HOA	OWNER
20	The interior of the Unit from the unfinished interior surfaces of the walls, floors, ceilings, windows, and doors inward.		X
21	Undecorated interior surfaces of the common bearing walls, non-supporting interior walls, ceiling and floor, and all other walls within the Unit		X
22	Shared interior walls, ceilings, floors (from center of wall into Unit).		X
23	All finishing materials applied or affixed to interior surfaces.		X
24	Decorations, furnishings, fixtures and improvements within the Unit.		X
25	The electrical system from the breaker panel and to all outlets including switches and light fixtures.		X
26	Plumbing fixtures such as sinks, basins, toilets and all interior pipes and valves. Water pipes and drainage pipes that serve only one Unit are the responsibility of the Owner to the point they join a common pipe.		X
27	Repair of cracks or other damage to interior walls, floors or ceilings caused by normal Unit settling.		X

28	Repairs of damage resulting from static water or seepage of water from any source.		X
29	Repairs of damage resulting from surface water.		X
30	All appliances, exhaust fans, attic vents, air conditioners, water heaters.		X
31	Bearing walls, floors, ceilings, even if located within the Unit.	X	
32	Interior surfaces of roof		X

	GROUNDS	HOA	OWNER
33	Lawns, flowers, trees and shrubs in the Common Areas.	X	
34	Landscaping, flowers, trees and shrubs located upon Limited Common Areas appurtenant to their respective Units.		X
35	Lawn watering system (installed by Association).	X	
36	Snow removal of Common Areas.	X	
37	Roadways, parking lots, curbs and gutters, sidewalks (unless maintained by the City).	X	
38	Swimming pool and other Common Area amenities	X	