

**Maintenance and Insurance Chart**  
**Riverdale Park Townhome Association**

In the event of conflict between the provisions of the Association's Plat, Declaration, Articles of Incorporation, the Bylaws, or the provisions of this Maintenance and Insurance Chart, they shall prevail in that order.

The below chart specifies maintenance and insurance responsibilities. However, in the event of a casualty of the entire building, the Association is required to carry hazard insurance on the lots, units, garages and common elements. The casualty insurance obtained by the Association on the lots, units, garages and common elements does not include improvements or betterments installed by the Owners or property of the Owners.

ITEMS	ASSOCIATION RESPONSIBILITY	OWNER'S RESPONSIBILITY	OTHER RESPONSIBILITY
Landscaping and Irrigation	The Association is responsible for all landscaping and irrigation located in the Riverdale Park Townhome Neighborhood outside any individually fenced courtyard/patio. This includes landscaping to the west of the large community path and within the fenced areas along 128 <sup>th</sup> Street and Jasmine Street.  The Association is also responsible for the landscaping and irrigation outside the property fence and within the City right a way (area between sidewalk and street) along Jasmine St and 128 <sup>th</sup> Street.	Homeowners are responsible for landscaping and irrigation located in their individual fenced courtyard/patio. The Association does not permit any landscaping or irrigation within the ground of the courtyard/patio due to negative effect it may have on drainage and grading. All landscaping and irrigation needs to be in containers.	
Drives/ Streets and Parking Spaces	The Association is responsible for the drives/ streets and parking spaces within the Riverdale Park Townhome Neighborhood, including snow removal.		The City is responsible for 128 <sup>th</sup> Street and the main Jasmine Street on the east side of the property outside the property fence, including snow removal.
Sidewalks and Front Porch	The Association is responsible for the sidewalks and entrance walks up to the steps and/or stoops of each home/lot, including snow removal.	Homeowners are responsible for their individual front steps, stoop and front porch, including snow removal.	The community walk along the west side of the property is the neighboring Association's responsibility.

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Courtyards/Patios		Homeowner is responsible for any surfaces or items within their individual enclosed courtyard/patio, except for any downspout extension off the building.	-
Courtyard/Patio Fence and Columns	The Association is responsible for courtyard/patio fence and columns, except individual gates.	Homeowner is responsible for their individual gate as an improvement to their home.	-
Perimeter Fence	The Association is responsible for the perimeter fence surrounding the west, south and north sides of the Riverdale Park Townhome Neighborhood.	-	-
Retaining Walls	The Association is responsible for retaining walls throughout the Riverdale Park Townhome Neighborhood, outside any individual courtyard/patio.	-	-
Garage Exterior Lights	The Association is responsible for the garage exterior lights.	-	-
Street and Dumpster Lights	The Association is responsible for street and dumpster lights	-	-
Home Exterior Lights		Homeowner is responsible for their individual exterior lights on their home, including replacement of light fixture. Any change in light fixture needs to be approved by the Association's Design Review Committee.	-
Dumpster Enclosures	The Association is responsible for the dumpster enclosures.	-	-
Mailboxes - Cluster Box Unit	The Association is responsible for any items, except locks and keys, which the United States Postal Service does not maintain, repair and/or replace.	Homeowner is responsible for locks and keys to their individual mailbox.	The United States Postal Service may maintain, repair and/or replace the mail box cluster box units; it depends on the Post Master at the time.

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Site Furniture and Play Equipment (playgrounds, pet waste dispenser, etc.)	The Association is responsible for the amenities and site furniture, including but not limited to playground equipment, basketball court, pet waste stations, and trash cans, within the parks and common areas of the Riverdale Park Townhome Neighborhood.	Homeowners are responsible for any amenities or site furniture within their individual fenced courtyard/patio.	
Pool and Pool House	The Association is responsible for the pool and pool house.		
Utilities	The Association is responsible for the utilities serving the whole building or the common areas of Riverdale Park Townhome Neighborhood. This includes street lights, utilities for the pool and pool house, the common irrigation system and electrical to the exterior garage lights.	Homeowner is responsible for any electrical, pipes, lines, wires, conduits, and other apparatus or equipment comprising any portion of the plumbing, heating, sewer, electrical, communication (including without limitation, cable television service, telephone service, telephone, and internet or Internet access), air conditioning, and other utility systems serving only their individual home/lot and garage, except electrical to the exterior garage lights.	

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Sanitary Sewer, Storm Sewer and Water Laterals	The Association is responsible for all common laterals and lines. This includes drainage facilities located on the Outlot; and underdrain facilities located outside the lines of the individual Lots and collective underdrain systems to the extent located within the lines of the individual Lots, but not including the individual perimeter underdrains for each house or the line located within the Boundary lines of the Lots which serve only to connect the perimeter underdrains serving the Lot to the underdrain system located primarily in the streets. includes the underdrain system	Homeowner is responsible for all serving their individual home/lot and garage including the meter pit and individual perimeter underdrains for their individual Lot or the line located within the Boundary lines of the Lots which serve only to connect the perimeter underdrains serving the Lot to the underdrain system located primarily in the streets. includes the underdrain system	
The interior		Homeowner is responsible for all interior components of their individual unit and garages from unfinished surface of the walls, ceilings and floors to include but not limited to appliances, fixtures, cabinets, carpet, tile, wood floors, texture on walls and/or ceiling, paint, furniture, and any other personal property.	
Structural Walls, Ceilings and Floors		Homeowner is responsible for their individual unit and garage's walls, ceilings and floors, including the structural components, except for the exterior façade of the buildings and garages.  Homeowner(s) whom share the party wall, which is a wall shared by two or more units, are equally responsible for the party wall. See Article 5 of the Declaration for further clarification.	

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Exterior windows, window glass, window screens and window frames	The Association is responsible for the periodic painting or staining of the entire buildings and garages to include the exterior surfaces of the windows and window frames.	Homeowner is responsible for the windows, window glass, window screens and window frames serving their individual home/lot and garage, except the periodic painting or staining of exterior surfaces of the window and window frames.	-
Exterior doors, garage doors and door frames.	The Association is responsible for the periodic painting or staining of the entire buildings and garages to include the exterior surfaces of the doors and door frames.	Homeowner is responsible for the doors to their individual garage, home/ lot, except the periodic painting or staining of the exterior surfaces of the exterior doors and door frames, associated with the individual home/lot and garage. This includes touch-up between overall paintings of the building.	-
Foundation	-	Homeowner is responsible for the foundation associated with their individual home/lot and garage.	-
Vents	-	Homeowner is responsible for the vents serving their individual home/lot and garage.	-
Exterior façade of the buildings and garages.	The Association is responsible for the façade to include but not limited to brick, stone, siding, trim, eaves and fascia (except windows, window glass, window screens, window frames, exterior doors, door frames and vents) of the buildings and garages.	Homeowner is responsible for all windows, window glass, window screens, window frames, exterior doors, door frames and vents, except periodic painting and staining, associated with their individual home/lot and garage.	-
Painting or Staining	The Association is responsible for periodic painting and staining of the entire exterior surface of buildings, garages and courtyard/patio fences.	Homeowner is responsible for the painting or staining of the interior portions of their individual home/lot and garage. This includes touch-up painting on exterior doors or courtyard fences.	-

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Roof	The Association is responsible for non structural portion of the roofs on the buildings and garages, to include shingles, but not including trusses, rafters, or other structural components of the roof.	Homeowner is responsible for all trusses, rafters, or other structural components of the roof associated with the individual unit and garage.	-
Gutters, Downspouts and Downspout Extensions	The Association is responsible for all gutters, downspouts and downspout extensions associated with the buildings and garages.	-	-

Any other Common Areas existing in Community and not otherwise listed above are the Association's responsibility.

Any portion of the Lot that is not otherwise listed above is the individual Lot Owner's responsibility.

Any personal property of Owners not otherwise listed above is the individual Owner's responsibility.

Any Owner-installed Association-approved improvement not otherwise listed above is the individual Owner's responsibility.