

**GREENBROOK TOWNHOUSE ASSOCIATION, INC.
MAINTENANCE, REPAIR, AND INSURANCE RESPONSIBILITY CHART**

The following chart depicts the responsibility for maintenance, repair and insurance between the Owners and the Greenbrook Townhouse Association, Inc. (“Association”) pursuant to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Greenbrook Townhouses recorded on August 20, 2004 at Reception #B4149375 in the Clerk and Recorder’s Office for Arapahoe County, Colorado (“Declaration”) and all duly adopted and recorded amendments thereto. **This Chart was duly approved and adopted by the Board of Directors on January 11, 2017.**

Key
O = Owner
A = Association

	MAINTENANCE^{1,2}	AUTHORITY FOR MAINTENANCE	INSURANCE^{3,4}	AUTHORITY FOR INSURANCE
BUILDING EXTERIOR				
Structural components of Residences, including, but not limited to, beams, girders, foundations, columns, perimeter and supporting walls	O	Declaration Article VI, Section 1 and Section 2	A	Declaration, Article IX, Section 1, 2 and 3
Exterior building surfaces of the townhouse Residences – maintenance and repair	A	Declaration Article VI, Section 1	A	Declaration, Article IX, Section 1, 2 and 3
Exterior building surfaces of the townhouse Residences – Paint and Stain	A	Declaration Article VI, Section 1	A	Declaration, Article IX, Section 1, 2 and 3
Front porches, stoops and steps of Residences – maintenance and repair	O	Declaration Article VI, Section 1 and Section 2	A	Declaration, Article IX, Section 1, 2 and 3
Front porches, stoops and steps of Residences – snow removal	A	Declaration Article VI, Section 1 and Article II, Section 2.02.G.	n/a	n/a
Brick pillars, dividing wall, picket fence and solid fence surrounding enclosed patio area	A	Declaration Article VI, Section 1 and Section 3	A	Declaration, Article IX, Section 1, 2 and 3
Patio concrete pads and enclosed patio area – Repair, replacement and maintenance	O	Declaration Article VI, Section 1, Section 2 and Section 3	A	Declaration, Article IX, Section 1, 2 and 3
Enclosed patio area – cleaning and snow removal	O	Declaration Article VI, Section 1, Section 2 and Section 3	n/a	n/a
Roofs	A	Declaration Article VI, Section 1	A	Declaration, Article IX, Section 1, 2 and 3

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Gutters and downspouts	A	Declaration Article VI, Section 1	A	Declaration, Article IX, Section 1, 2 and 3
Siding of Residences	A	Declaration Article VI, Section 1	A	Declaration, Article IX, Section 1, 2 and 3
Chimney and flue	O	Declaration Article VI, Section 1 and 2	A	Declaration, Article IX, Section 1, 2 and 3
Skylights (original construction)	A	Declaration Article VI, Section 1	A	Declaration, Article IX, Section 1, 2 and 3
Skylights (not installed during original construction)	O	Declaration Article VI, Section 1 and 2	O	Declaration, Article IX, Section 1, 2 and 3
Residence windows, window frames, window screens and glass	O	Declaration Article VI, Section 1 and 2	A	Declaration, Article IX, Section 1, 2 and 3
Residence doors and door frames	O	Declaration Article VI, Section 1 and 2	A	Declaration, Article IX, Section 1, 2 and 3
Residence sliding doors and/or sliding windows, their frames and screens	O	Declaration Article VI, Section 1 and 2	A	Declaration, Article IX, Section 1, 2 and 3
Residence window wells and metal window well liners	O	Declaration Article VI, Section 1 and 2	A	Declaration, Article IX, Section 1, 2 and 3
Any other improvements or structures within the Lot boundaries not specifically addressed in this Chart	O	Declaration Article VI, Section 1 and 2	O if upgrade / A if original	Declaration, Article IX, Section 1, 2 and 3
Exterior light fixtures – inside Lot or on Residence	O	Declaration Article VI, Section 1 and 2	A	Declaration, Article IX, Section 1, 2 and 3
Garage doors and garage door frames	O	Declaration Article VI, Section 1 and 2	A	Declaration, Article IX, Section 1, 2 and 3
UTILITIES				
Utilities outside Lot boundaries, serving	A	Declaration Article VI, Section 1	A	Declaration, Article IX,

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more than one Lot , including but not limited to, electrical, telephone and other wires, water and sewer pipes, cables, conduits, circuit boxes, meters, mechanical equipment and circuit breakers		and Section 4		Section 1, 2 and 3
Utilities outside Lot boundaries, serving only one Lot , including but not limited to, electrical, telephone and other wires, water and sewer pipes, cables, conduits, circuit boxes, meters, mechanical equipment and circuit breakers	A	Declaration Article VI, Section 1 and Section 4	A	Declaration, Article IX, Section 1, 2 and 3
Utilities inside Lot boundaries serving only that Lot, but not inside Residence , including but not limited to, telephone and other wires, water and sewer pipes, cables, conduits, circuit boxes, meters, mechanical equipment and circuit breakers (except electrical components – see below)	A	Declaration Article VI, Section 1 and Section 4	A	Declaration, Article IX, Section 1, 2 and 3
Electrical fixtures, wiring, components and conduit inside Lot boundaries serving only that Lot – beginning at the individual electric meter serving the Residence	O	Declaration Article VI, Section 1 and Section 4	A	Declaration, Article IX, Section 1, 2 and 3
Utilities inside Lot boundaries serving only that Lot, located inside Residence , including but not limited to electrical, telephone and other wires, water and sewer pipes, cables, conduits, circuit boxes, meters, and circuit breakers, mechanical equipment, chutes, flues, and ducts	O	Declaration Article VI, Section 1 and Section 4	A	Declaration, Article IX, Section 1, 2 and 3

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RESIDENCE INTERIORS				
Furnishings, including all personal property such as furniture, electronics, clothing, area rugs, and freestanding appliances	O	Declaration Article VI, Section 1 and Section 2	O	Declaration, Article IX, Section 1, 2 and 3
Permanent fixtures including, but not limited to, ceiling fans, hand rails, cabinets, countertops, bathtubs and showers, sinks, toilets	O	Declaration Article VI, Section 1 and Section 2	O if upgrade / A if original	Declaration, Article IX, Section 1, 2 and 3
Appliances including, but not limited to, an oven, range, refrigerator, and built-in microwave	O	Declaration Article VI, Section 1 and Section 2	O if upgrade / A if original	Declaration, Article IX, Section 1, 2 and 3
Window coverings	O	Declaration Article VI, Section 1 and Section 2	O	Declaration, Article IX, Section 1, 2 and 3
Walls (perimeter walls, and interior walls) and ceilings– unfinished portions including, but not limited to, studs and insulation	O	Declaration Article VI, Section 1 and Section 2	A	Declaration, Article IX, Section 1, 2 and 3
Walls (perimeter walls, and interior walls) and ceilings – finished surfaces including drywall and paint	O	Declaration Article VI, Section 1 and Section 2	A	Declaration, Article IX, Section 1, 2 and 3
Floor coverings – including, but not limited to, carpet, tile, vinyl, and hardwood	O	Declaration Article VI, Section 1 and Section 2	O if upgrade / A if original	Declaration, Article IX, Section 1, 2 and 3
Subflooring – including, but not limited to, the beams, floor joists, and plywood deck or similar floor deck material	O	Declaration Article VI, Section 1 and Section 2	A	Declaration, Article IX, Section 1, 2 and 3
Interior doors within a Residence	O	Declaration Article VI, Section 1 and Section 2	A	Declaration, Article IX, Section 1, 2 and 3
Fireplaces (including hearth, damper, façade, firebox, and screen)	O	Declaration Article VI, Section 1 and Section 2	A	Declaration, Article IX, Section 1, 2 and 3
Pests / insects in individual Lots	O	Declaration Article VI, Section 1 and Section 2	n/a	n/a

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GROUNDS				
Grass, trees, shrubbery, flowers and similar landscaping constituting part of the Common Area	A	Declaration Article II, Section 2.02.A. and Article VI, Section 2	A	Declaration, Article IX, Section 1, 2 and 3
Sprinkler systems constituting part of the Common Area	A	Declaration Article II, Section 2.02.A. and Article VI, Section 1	A	Declaration, Article IX, Section 1, 2 and 3
Private roads, streets and drives, sidewalks, curbs, steps, and walkways in the Common Area (including snow removal)	A	Declaration Article II, Section 2.02.A. and Article VI, Section 1	A	Declaration, Article IX, Section 1, 2 and 3
Parking areas other than garage	A	Declaration Article II, Section 2.02.A. and Article VI, Section 1	A	Declaration, Article IX, Section 1, 2 and 3
Lighting for private roads, streets and drives, sidewalks, curbs, steps, and walkways in Common Areas	A	Declaration Article II, Section 2.02.A. and Article VI, Section 1	A	Declaration, Article IX, Section 1, 2 and 3
Entry facilities	A	Declaration Article II, Section 2.02.A. and Article VI, Section 1	A	Declaration, Article IX, Section 1, 2 and 3
Sanitary sewer & storm sewer lines in Common Areas	A	Declaration Article II, Section 2.02.A. and Article VI, Section 1	A	Declaration, Article IX, Section 1, 2 and 3
Outbuildings	A	Declaration Article II, Section 2.02.A. and Article VI, Section 1	A	Declaration, Article IX, Section 1, 2 and 3
Pool facilities	A	Declaration Article II, Section 2.02.A. and Article VI, Section 1	A	Declaration, Article IX, Section 1, 2 and 3
Clubhouse	A	Declaration Article II, Section 2.02.A. and Article VI, Section 1	A	Declaration, Article IX, Section 1, 2 and 3
Tennis Court	A	Declaration Article II, Section 2.02.A. and Article VI, Section 1	A	Declaration, Article IX, Section 1, 2 and 3
Mail kiosks	A	Declaration Article II, Section 2.02.A. and Article VI, Section 1	A	Declaration, Article IX, Section 1, 2 and 3

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Monuments and signage for / within the community	A	Declaration Article II, Section 2.02.A. and Article VI, Section 1	A	Declaration, Article IX, Section 1, 2 and 3
Landscaping located within Lot boundaries,	O	Declaration Article VI, Section 1 and 2	O if upgrade / A if original	Declaration, Article IX, Section 1, 2 and 3
Exterior light fixtures – Common Area	A	Declaration Article II, Section 2.02.A. and Article VI, Section 1	A	Declaration, Article IX, Section 1, 2 and 3
Owner’s Personal Property located on Lots	O	Declaration Article VI, Section 1 and 2	O	Declaration, Article IX, Section 1, 2 and 3

¹ If property owned or maintained by an Owner must be maintained or repaired because the Association failed to satisfy its maintenance obligation, such as the Association’s failure to properly maintain the Common Area, the Association is likely responsible for the cost of the maintenance or repair. Generally, the Association satisfies its maintenance obligation when it acts with reasonable care in light of the apparent risk. *Trailside Townhome Ass’n, Inc. v. Acierno*, 880 P.2d 1197 (Colo. 1994). If the Association acts with reasonable care when maintaining the Common Area and other areas it must maintain (e.g. Common Area landscaping), yet the Owner must repair damaged items originating from the Common Area or other areas (such as replacing carpet due to a leaking from drainage issues), the Owner is still responsible for the cost of repair. However, if the Association does not act with reasonable care, the Association is likely responsible for the cost of repair. Similarly, if an Owner does not maintain a Lot and causes damage to another Lot or the Common Area, said Owner is likely responsible for the cost of maintenance and/or repair.

² Article VI, Section 6 provides that “If the need for maintenance or repair is caused through the willful or negligent act of any Owner, his agent, family or Guests, the cost of such maintenance or repairs shall be added to and become part of the assessment to which such Owner’s Lot is subject.

³ Article IX, Section 3 provides that the Association may adopt written non-discriminatory policies and procedures relating to the submittal of claims, responsibility for deductibles, and any other matters of claims adjustment. Further, the Association may determine that a loss, either in the form of a deductible to be paid by the Association or an uninsured loss, resulted from the act or negligence of one or more Owners. Upon said determination, any such Loss or portion thereof may be assessed to the Owner(s) in question.

⁴ Article IX, Section 1 and Section 2 provide that the Owner shall be responsible for insurance coverage on any improvements or upgrades installed on the Lot or Residence which were not original developer installations.