

THE PARK AT KISSING CAMELS HOMEOWNERS ASSOCIATION

Date: April 1, 2014

ASSOCIATION AND HOMEOWNER RESPONSIBILITIES

The Park is a ***Shared Responsibility Community***. The Association is obligated to maintain common areas for the good of the community and the Association and Homeowners share responsibility for maintenance of homeowners' properties. The Association's responsibility for maintaining homeowners' properties is limited to specifically enumerated tasks; homeowners are responsible for all other maintenance of their properties.

The allocation of responsibilities has been determined by the Board of Directors, interpreting and implementing the 1998 Bylaws and Declaration of Covenants, (Conditions and Restrictions of The Park) as amended in March, 2013. Detailed explanations are provided for some items where deemed necessary for clarification.

ASSOCIATION RESPONSIBILITIES

The following items are performed for homeowners by the Association and are paid through homeowner assessments.

Landscape:

- Grass mowing
- Fertilization and weed control
- Irrigation system operation including piping, controls, and sprinkler head maintenance
- Water for lawns
- Spring and fall cleanup (remove leaves, pine needles and other debris from lawns, bushes and patios)
- In general, it is the Association's responsibility to replace dead sod on homeowners' property in open areas (not under trees or shrubs) if the total area of dead sod exceeds 100 square feet, but replacement of sod in such circumstances will be the homeowner's responsibility if in the judgment of the Association the conditions of the affected areas of the homeowner's property are not conducive to growing sod.

Painting:

- Home exteriors will be painted every six years. Also, deck surfaces and outside doors if the color and materials are the same as those used for siding and trim
- Home exterior touch up as required

Repair and Replacement:

- Cracks in driveways will be filled and driveways will be seal-coated as necessary
- Mail boxes will be repaired and painted as needed; brick supports will be repaired as required

Other Services:

- •Property insurance for homes (see Section 5 for policy coverage)
- •Exterior home inspection
- •Downspout and gutter cleaning
- •Snow plowing of driveways

MAINTENANCE MANAGER RESPONSIBILITIES

Any maintenance problem noted in areas covered by Association Responsibility should be reported on The Park's Voice Mail (719) 447-9599. The Park maintenance manager will respond and take appropriate action. The Park Board of Directors prohibits the Maintenance Manager from being employed by homeowners for private work. In the event of an emergency condition such as damage to a residence, the Maintenance Manager will report it promptly.

HOMEOWNER RESPONSIBILITIES

The following items are performed by each homeowner at the homeowner's expense.

Landscape:

- Planting, trimming and removal of flowers, shrubs and trees; removal of a tree requires prior approval from the Architectural and Landscaping Control Committee
- Maintenance of landscape areas not sodded or covered by sprinkler systems
- Sprinkler system modification
- Installation and maintenance of wood, brick or stone retaining walls
- It is the homeowner's responsibility to replace sod or grow grass in areas under trees and shrubbery or in areas in which trees or shrubbery have been removed and in open areas that are not the responsibility of the Association.

Painting:

Any portion of the home exterior not having the same color and materials used in the siding and trim (typically deck surfaces and front doors)

Repair and Replacement:

- All items associated with the homeowner's lot or dwelling, except as noted otherwise
- Resurfacing and/or replacing homeowner's driveway

Insurance:

- Satisfaction of the deductible in the Association's insurance policy on losses incurred on the homeowner's dwelling or lot
- Obtaining an HO6 insurance policy on the homeowner's dwelling

Other:

- Control of rodent, insect or any other pests, including repairs associated with damage caused by same