

Venbury II Townhome Owners' Association
Maintenance Responsibilities
Adopted October 22, 2024

Association Maintenance Responsibilities (including but not limited to):

- A. Roofs, gutters, downspouts, and siding.
- B. Driveways and sidewalks.
- C. Lawn care and snow removal.

Unit Owner Maintenance Responsibilities (including but not limited to):

- A. Exterior and interior doors and windows.
- B. Garage overhead door, including garage door opener.
- C. Exterior lighting fixtures and their operability.
- D. HVAC, plumbing and electrical systems.
- E. Decks, patios, and sunporches
- F. All trees, bushes and landscaped areas upon a Lot, including edging and plantings within the landscaped areas. Bushes and landscaping must be trimmed away from siding. Note: Trees must be trimmed at least 3' away from building and must not come in contact with roof, siding and eave spouts and trimmed at least 6' above the ground.
- G. Unit owners are responsible for stump removal (approx. 6" below grade) and restoring the area with appropriate materials, soil and/or grass. If the area is sodded or re-seeded, watering will be required until grass is established.
- H. Maintenance of all improvements or betterments to the dwelling or landscaping made by any Unit Owner becomes the responsibility of the current Unit Owner.