

Park Avenue Home Owners Association

Maintenance Guide

This Maintenance Guide is not intended to be an exhaustive list of all possible maintenance and repair issues that may arise at Park Avenue Home Owners Association and is intended to serve as a guide only. The Third Amended and Restated Declaration (the "Declaration") contains further information regarding the maintenance obligations, and homeowners should review this guide in conjunction with the Declaration. In the event of any discrepancy between the Declaration and this Guide, the Declaration controls.

The Association has the right under Minn. Stat. § 515B.3-115 and the Declaration to assess repair costs benefiting fewer than all the Units exclusively against those Units benefited. The Board may also assess any maintenance or repair caused by homeowners or their residents against those that homeowner's unit. Therefore, even though certain items may be identified as an Association maintenance responsibility, the Association may in some cases assess those maintenance costs to the Unit. Furthermore, though certain maintenance items may be Owner responsibility, under Section 7 of the Declaration, the Association may still require that work be first approved.

Item	Association Responsibility	Owner Responsibility
ASPHALT AND CONCRETE		
Foundation	X	
Doorsteps	X	
Stoops	X	
Patios		X
Sidewalks	X	
Driveways (including aprons)	X	
DOORS		
Front Entry Doors		X
Garage Door/Hardware		X
Interior Doors		X
Sliding Glass Doors		X
Caulking (exterior)		X
WINDOWS		
Frames		X
Glass Repair		X
Screens		X
Sashes		X
Caulking (exterior)		X

Item	Association Responsibility	Owner Responsibility
ROOFING, SIDING, AND RELATED COMPONENTS		
Roof Decking	X	
Flashing and Shingles	X	
Vinyl Siding	X	
Brick & Stone	X	
Soffits & Fascia	X	
Exterior Trim & Vents	X	
Gutters & Downspouts	X	
EXTERIOR COMPONENTS		
Mailboxes	X	
House Numbers	X	
Decks		X
Exterior Light Fixtures		X
Exterior Party Walls		X
Painting	X	
Caulking	X	
INTERIOR COMPONENTS		
Fire Walls		X
Interior Studs		X
Painting		X
Caulking		X
LANDSCAPING AND RELATED SERVICES		
Lawn Mowing	X	
Shrub and Tree Care (standard)	X	
Shrub and Tree Care (homeowner modified)		X
Irrigation System	X	
Snow Removal (Driveways, Walks, & Steps)	Over 1.5"	1.5" or less
Snow Removal (Patio & Deck)		X
Snow Removal (Salting/Sanding)		X
UTILITIES (SEWER AND WATER)		
Sewer Lines	Up To Building	Within Building
Water Lines	Up To Building	Within Building
Gas Lines	Public Street to Meter	Meter to & Within Building
Electrical Lines	Public Street to Meter	Meter to & Within Building