

THE GREENS AT UTE CREEK HOA

C/O Foster Management
PO Box 6125
Longmont, CO 80501
Ph. (303) 532-4148

Property / Assets Listing and Responsibilities

This listing is not intended to be all-inclusive or restrictive in any manner, but is intended as a guide for future board members as to the intention of what items are the responsibility of the HOA to maintain and/or replace. Future decisions by the Board may override this listing with an affirmative vote of the Board Members.

CITY OWNED / MAINTAINED (All costs paid by the City)

- Streets / Roadways
- Sidewalks Along Streets / Roadways
- Streetlights

ASSOCIATION OWNED / MAINTAINED

(All costs paid by the Association)

- Perimeter Split Rail Fencing
- Common Area Turf / Landscaping / Trees / Shrubs
- Common Area Sidewalks
- Common Area Sprinkler System
- Association Irrigation Control Clocks (4)
- Association Monument Signage and Lighting

HOMEOWNER OWNED / ASSOCIATION MAINTAINED

(The cost of routine maintenance is paid by Association Funds.
Replacement of items included in list is at the cost of the homeowner)

- Homeowner Turf / Landscaping / Trees / Shrubs
- Homeowner Privacy Fencing
- Homeowner Sprinkler System

HOMEOWNER OWNED / HOMEOWNER MAINTAINED

(All costs paid by the Homeowner)

- All items interior to structure
- All Exterior Structures (Decks / Dog Houses / etc.)
- Exterior Plantings not incorporated into landscaping/sprinkler system
- Exterior Siding Structural Repairs & Maintenance including painting
- Roofing
- Mailboxes/Mailbox Posts
- All Exterior Lighting

Revised this 8th day of January 2007