

CRYSTAL TREE HOMEOWNERS' ASSOCIATION
DEFINITION OF HOMEOWNERS AND ASSOCIATION MAINTENANCE
RESPONSIBILITY

ASSOCIATION RESPONSIBILITY FOR
MAINTENANCE OF TOWNHOMES

- **Landscape Maintenance:** Mowing of grass, fertilization, weed prevention, trimming of bushes two times annually, trimming of trees to 12 feet, cultivating of plant bed and on a periodic basis.
- **Painting:** Painting of the exterior of the home on a four year cycle basis. Includes industry standard caulking and securing of nail pops.
- **Snow Removal:** Snow removal on the streets at 1 inch and removal of snow at 2 inches from driveways and service walkways.
- **Mailboxes:** Repair, maintenance and painting of mailboxes as needed.
- **Parkway Trees:** Removal and replacement of dead parkway trees; pruning of dead branches; insect and disease control.
- **Common concrete walks:** Repair, maintenance and replacement.
- **Streets:** Repair, maintenance (sealing) and replacement.
- **Street Curbs:** Repair, maintenance and replacement

HOMEOWNER RESPONSIBILITY FOR
MAINTENANCE OF TOWNHOMES

- **Landscape Maintenance:** Removal and replacement of dead bushes, plants and trees on the Homeowner's property. Landscape improvements require the prior written approval from the Board of Directors.
- **Repairs to Exterior:** Repair, maintenance and replacement of siding, roofs, gutters, windows, soffits, tuck-pointing and doors and garage doors. Replacement requires prior written architectural approval from the Board of Directors.
- **Drainage:** Installation of gutter, sump pump and drainage tile.
- **Extermination:** Removal of vermin and wild life from property.
- **Service Walkways and Driveways:** Repair, maintenance and replacement. Replacement requires prior written approval from the Board of Directors.
- **Decks and Patios:** Repair, maintenance and replacement. Replacement requires prior written approval from the Board of Directors.
- **Sanitary Sewer Lines:** Repair, maintenance and replacement.

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DEFINITION OF HOMEOWNERS AND ASSOCIATION MAINTENANCE
RESPONSIBILITY

HOMEOWNER RESPONSIBILITY
SINGLE FAMILY HOMES

- **Landscape Maintenance:** Total maintenance of landscape, repair and replacement of plant material is the responsibility of the homeowner. Landscape changes require the prior written approval from the Board of Directors.
- **Building and Lot Maintenance:** Building and lot maintenance includes all elements of the building to include decks, patios, driveways and appurtenances. Maintenance, repair and replacement of the building is the full responsibility of the homeowner. Any exterior changes require the prior written approval of Board of Directors.
- **Mailboxes:** The purchase if the mailbox is the responsibility of the homeowner. Maintenance and repair of the mailbox is the responsibility of the homeowner. Cost to install a new mailbox is paid by the association.

COMMON AREA MAINTENANCE AND
SERVICES PROVIDED TO ALL HOMEOWNERS

- **Snow Removal:** Streets at 1" accumulation and salting when necessary.
- **Landscape Maintenance and Seasonal Flower Installation:** Front entrance and cul-de-sacs.
- **Seasonal Decorations:** _Holiday decorations; i.e., Christmas and the 4th of July.
- **Street Lights:** _Maintenance, repair and replacement.
- **Sprinkler System:** Entrance; maintenance, repair and replacement.
- **Ponds:** _Maintenance of pond banks; water treatment and aerators by shared cost with country club.
- **Guard Service:** 24-hour 7 days per week guard service and evening patrols.
- **Streets, Curbs and Storm Sewers:** Repairs, maintenance and replacement.