

Association Duties and Responsibilities.

The Association shall, as a Common Expense, maintain and keep in good repair all Common Elements, but only as provided in the next sentence as to Limited Common Elements. The Association shall maintain and keep in good repair all Limited Common Elements, but the cost thereof for repairs and replacements shall be a Special Unit Expense of the applicable Unit(s) served by such Limited Common Elements, unless the need for the repair or replacement is due to the misconduct of the Owner or Occupant of another Unit, in which case the costs thereof shall be a Special Unit Expense of such other Unit. In connection with the foregoing, the Association shall:

(a) maintain, repair and replace all improvements constituting a part of the Common Elements (including, without limitation, any Clubhouse(s) and the Private Ways); all common or shared trunk and branch utility lines; all sanitary sewer lines and septic systems within the Garage Condominium Project; and all water meters;

(b) provide for the periodic painting and caulking of any exterior painted surfaces for the cleaning, repair and replacement of gutters and downspouts, for the repair and replacement of roofs and cupolas, for the sealing of the applicable portions of the exterior of each Building, and for the repair and replacement of other parts of each Building that are not part of a feature to be maintained by the Owner of a Unit;

(c) provide lawn care, consisting of mowing, edging, fertilizing and weed control of grass areas, trimming and replacement of all bushes, and trimming and replacement of all trees;

(d) provide spring start-up, winterization, and repair, maintenance, water and electricity for the use of any lawn sprinkler system;

(e) provide snow (but not ice) clearing for the Private Ways as soon as practical when the accumulation reaches four (4) inches or more and the snow has stopped. The Association shall not be required to apply any salt, sand or other chemical treatments to any Private Ways or other surfaces; and

(f) establish, maintain and expend reserve funds for the future repair and replacement of the Private Ways, Buildings (excluding the Units) and other Common Elements.