

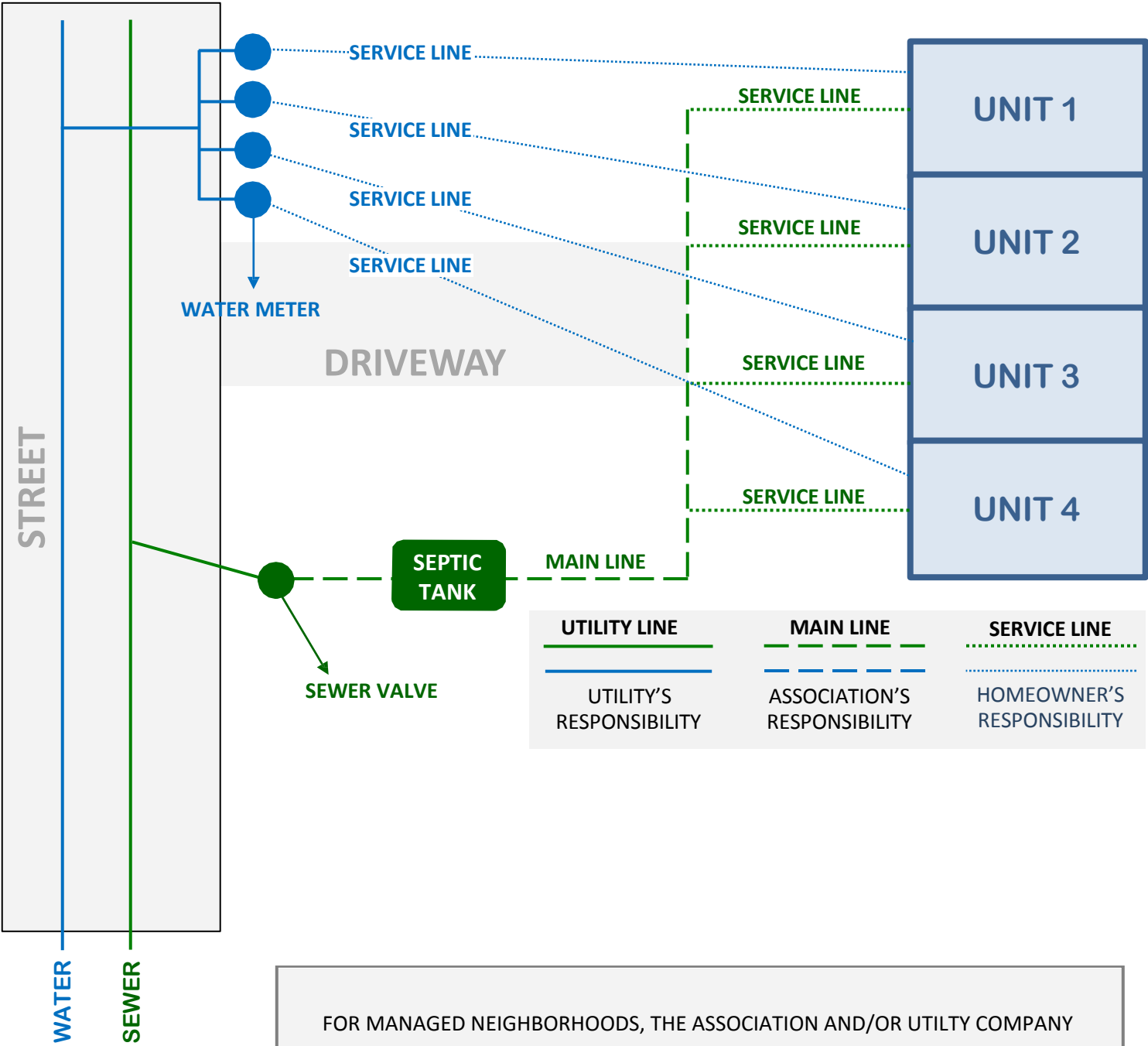
Eagle Creek Neighborhood Maintenance

MAINTENANCE ITEM	OWNER	ASSOC.
	MAINTENANCE RESPONSIBILITY	
Septic Tank, Pumps, Screens, Vaults, Systems maintenance and repair from pump to tank (including pumping)		X
Septic Repairs – shared lines		X
Septic Repairs – residence service line	X	
Landscaping – controllers, heads, lines, irrigation		X
Tree and Shrub – replacement and/or removal		X
Backflow – irrigation		X
Backflow – domestic	X	
Streets – master		X
Parking Pads and Walkways – including repair		X
Snow Management – (roads) master		X
Snow Management – (walkways and parking pads) Neighborhood		X
Lighting – unit	X	
Roof Replacement		X
Roof Repairs – including overhangs, eaves, and flashes	X	
Gutters/Downspouts	X	
Decks/Porches – replacement only		X
Deck and/or Railing Repairs	X	
Deck railings and posts – replacement and painting	X	
Exterior Painting – full body / deck staining (doors not included)		X
Exterior Painting – doors and any touch up needed	X	
Siding or Shake Repairs	X	
Siding Replacement	X	
Exterior Repairs	X	
Doors, Windows, Glass Surface	X	
Foundation Venting Covers	X	
Domestic Water Lines – home to meter (meters owned by utility company) Owner maintains at owners expense, domestic water lines that serve the owners living unit. Whether located on owners lot or if the line runs through common area.	X	
Winterizing Unit – covering outside hose bib, vents, etc.	X	

Disclosure: There may be some items not included on that list. Please see your CC&Rs/Declaration.

RESPONSIBILITIES FOR UTILITIES MAINTENANCE AND REPAIR

*typical installation (for illustrative purposes only).



FOR MANAGED NEIGHBORHOODS, THE ASSOCIATION AND/OR UTILITY COMPANY ASSUMES RESPONSIBILITY FOR:

- WATER**.....Repairs up to—and including—the water meter. (Note: If the meter is frozen, then the owner is responsible for repairs).
- SEWER**Repairs up to—and including—the sewer valve.
- BACKFLOW**All irrigation backflow assemblies are the association's responsibility and are tested annually. Domestic backflow responsibility varies. Please contact your utility.