

**LVHOA EXTERIOR MAINTENANCE Information Sheet**

2024

Maintenance, repair & replacement of items not mentioned below are the OWNER's responsibility.

(See separate Homeowner's sheet!)

**This is NOT a legal document. It is for INFORMATION ONLY. Refer to our Covenants.**

#	LVHOA's Responsibility:	Maint.	Repair	Replace	Source
1	Mow and edge Lawns as needed. Fertilize lawns and perform weed treatments 4 times/year.	X			Art. V
2	Overseed Lawns or replace Sod when necessary *		X	X	Art. V
3	Paint exterior Doors, Garage Door and Windows, including frames, jambs, thresholds and sills as needed. Repair dry rot. Includes prep and caulking as needed.	X			Art. V
4	Paint, repair, replace Mailboxes *	X	X	X	Art. III & V
5	Paint, repair, replace exterior Light Fixtures (original) * (Not Bulbs)		X	X	Art. III & V
6	Paint, repair, replace Shutters *	X	X	X	Art. V
7	Treat for Pests along home perimeter (other than termites)	X			Art. V
8	Trim trees so they don't touch home. Treat Trees and Shrubs (original) for pests and disease as needed.	X			Art. V
9	Replace Trees and Shrubs (original only) *. LVHOA is not responsible if damage is caused by owner or pets.			X	Art. V
10	Repair or replace exterior dawn to dusk Light Sensors *		X	X	Art. V
11	Brickwork - Repair and/or replace as necessary. *		X	X	Art. III
12	Clean out, repair and replace ground level Downspout Extension Outlets as needed	X	X	X	per Board

#	ROPOA's responsibility:	Maint.	Repair	Replace	Source
13	Landscape Common Areas	ROPOA	n/a	n/a	ROPOA
14	Snow removal on Streets	ROPOA	n/a	n/a	ROPOA
15	Maintain and repair Streets and curbs	ROPOA	ROPOA	ROPOA	ROPOA

LVHOA is responsible for exterior items numbers 1-11 per our Declaration of Covenants.

Number 12 was approved by the LVHOA Board April 10, 2018.

\*Replacements are only made when required due to normal aging, exposure and wear.

Maintenance, repair and replacement decisions are determined by LVHOA annual inspections, or by special Board approval, and are normally subject to available funds, per Article V.

Sources: LVHOA Covenants (2018) Article III, Section 4, and Article V, as Amended in 2021 & 2024  
 ROPOA Covenants Exhibit 1 #14; ROPOA Covenants Pt. 1 Art. 3; and ROPOA agreements on common areas (Note: ROPOA owns all streets and common areas.)