

**North HOA Management**  
**HARTFORD PARK HOMEOWNERS ASSOCIATION**  
**Maintenance Responsibilities**

Last Legal Update: 2024-02-12

		Comments
<b>Applicable Law</b>	<input checked="" type="checkbox"/> Association Act	For failure to comply with the Condo Act, 57-8-10(2)(d)(vi).
	<input type="checkbox"/> Condo Act	
	<input checked="" type="checkbox"/> Nonprofit	
	<input type="checkbox"/> Other legal entity	
	<input type="checkbox"/> 55+	
<b>Unit Types</b>	32 Townhomes	<input type="checkbox"/> Detached <input type="checkbox"/> Twin <input checked="" type="checkbox"/> Town <input type="checkbox"/> Condo <input type="checkbox"/> Biz
<b>Definitions</b>	Detached Unit	<input checked="" type="checkbox"/> None <input type="checkbox"/> Entire Unit <input type="checkbox"/> Lot <input type="checkbox"/> Other
	Twin home	<input checked="" type="checkbox"/> None <input type="checkbox"/> Entire Unit <input type="checkbox"/> Lot <input type="checkbox"/> Interior <input type="checkbox"/> Other
	Townhome	<input type="checkbox"/> None <input checked="" type="checkbox"/> Entire Unit <input type="checkbox"/> Lot <input type="checkbox"/> Interior <input type="checkbox"/> Other
	Condo Unit	<input checked="" type="checkbox"/> None <input type="checkbox"/> Interior <input type="checkbox"/> Other
	Biz	<input checked="" type="checkbox"/> None <input type="checkbox"/> Entire Unit <input type="checkbox"/> Lot <input type="checkbox"/> Interior <input type="checkbox"/> Other
	Common Area	<input type="checkbox"/> None
	Limited Common Area	<input checked="" type="checkbox"/> None
<b>Exterior Maintenance Responsibility</b>	Common Area	<input type="checkbox"/> None <input checked="" type="checkbox"/> HOA <input type="checkbox"/> Other
	Limited Common Area	<input checked="" type="checkbox"/> None <input type="checkbox"/> HOA <input type="checkbox"/> Owners <input type="checkbox"/> Other
	Attached Lots	<input type="checkbox"/> None <input type="checkbox"/> HOA <input checked="" type="checkbox"/> Owners: responsible for landscaping on Lots (Art. VII).
	Detached Lots	<input checked="" type="checkbox"/> None <input type="checkbox"/> HOA <input type="checkbox"/> Owners
	Attached Exteriors	<input type="checkbox"/> None <input checked="" type="checkbox"/> HOA <input type="checkbox"/> Owners HOA is responsible for “ <u>paint, repair, replacement and care of roofs, gutters, downspouts, and exterior building surfaces.</u> Such exterior maintenance shall not include glass surfaces or landscaping on each Lot, which shall be the responsibility of each Lot Owner.”
	Detached Exteriors	<input checked="" type="checkbox"/> None <input type="checkbox"/> HOA <input type="checkbox"/> Owners
<b>Interior Maintenance Responsibility</b>	Attached Interiors	<input type="checkbox"/> None <input type="checkbox"/> HOA <input checked="" type="checkbox"/> Owners Art. VII.
	Detached Interiors	<input checked="" type="checkbox"/> None <input type="checkbox"/> HOA <input type="checkbox"/> Owners

D = Declaration  
R = Recitals in D  
B = Bylaws