

**MAINTENANCE, REPAIR AND INSURANCE RESPONSIBILITIES  
FOR  
WOODRIDGE TERRACE HOMEOWNERS ASSOCIATION, INC.**

WOODRIDGE TERRACE is a planned community, as that term is defined by Colorado Statute.

The intent of this document is to preliminarily identify the party obligated to maintain and insure the various items of property listed below based on the Declaration of Covenants, Conditions, and Restrictions for Woodridge Terrace Townhomes recorded on April 14, 1983 at Reception Number 2266848, in Book 3838 at page 63 in the office of the Arapahoe County Clerk and Recorder and the Plat Map of A Replat of The Highlands, Third Filing recorded March 17, 1983 in Book 62 at Page 34.

The following information is intended to clarify the statutory and contractual obligations of the Association and the Owners of Lots within the Woodridge Terrace Townhomes community. As such, **these charts do not analyze obligations that might arise from negligence or other tort theories, if there are any extenuating circumstances it is prudent to discuss how those circumstances might affect the accuracy of the charts with the Association's legal counsel.**

*Note: Section 8.1 of the Declaration and Colorado Revised Statute 38-33.3-307 reallocate the cost of the Association's maintenance obligation in the event the need for maintenance is caused through or by the negligent or willful action or omission or misconduct of the Owner, the Owner's agents, employees, guests, or invitees. **The Owner should be provided notice and an opportunity to be heard by the Board to determine if the Owner, agents, employees, guests, or invitees caused the damage.** This provision does not mean that the Owner is responsible to repair it means the Association performs the repair and bills the Owner for the cost.*

	Maintenance Responsibility		Insurance – Section 12.2 of the Declaration provides the Association insures both Common Area Improvements and Lot Improvements within Woodridge Terrace	
	Association	Owner		
<b>Building</b>				
Lot as defined in Section 2.11 of the Declaration.	Sect 8.1 Sect 8.2		Sect 12.2	
Interior Building Structure.		38-33.3-307		

Siding	Sect 8.2			
Paint/Replacement of Siding and Trim	Sect 8.2			
Roof Shingles and Underlay	Sect 8.2			
Gutters and Downspouts	Sect 8.2			
Privacy Fences, entry doors, frames, sliding doors or windows.		Sect 8.2		
Privacy Fence, other structure enclosing a patio, balcony, storage room yard or deck area.		Sect 8.1		
Driveways and Sidewalks on the Lot	Sect 8.2			
Driveways and Sidewalks on the Common Elements	Sect 8.2			
Exterior Stairs on the Lot	Sect 8.2			
Party Walls (defined in Section 2.12 of the Declaration		Art VIII of Declaration		

	Maintenance Responsibility		Insurance	
	Association	Owner	Association	Owner
<b>Utilities</b>				
Utilities on the Common Elements	Sect 8.2			
Utilities within the Lot		38-33.3-307		
Air Conditioners and AC Equipment If installed by the Developer		38.33.3-307		
Furnace Within Unit		38-33.3-307		
Water Heaters Within Unit		38-33.3-307		

Unit Interiors	Maintenance Responsibility		Insurance	
	Association	Owner	Association	Owner
Including Furnishings, carpet, appliances, fixtures, and all personal property.		38-33.3-307		Sect 12.4
Improvements and Betterments to the Unit Interior				Sect 12.2
<b>Grounds</b>				
Common Area and Common Area Improvements	Sect 8.2		Sect 12.2	
Snow Removal on Driveways and Sidewalks within the Woodridge Terrace community	Sect 8.2			
Exterior Landscaping Improvements within the Lot (excluding Privacy Fences or other structure enclosing a patio, balcony, storage room, yard or deck area.	Sect 8.1			
Privacy Fences or other structure enclosing a patio, balcony, storage room, yard or deck area.		Sect 8.1	Sect 12.2	
<b>Common Area</b>				
Common Area depicted on the Plat Map or described in the Declaration and not otherwise listed	Sect 8.2		Sect 12.2	



**CITATION****REFERENCE PAGE**

Sect 8.1 Section 8.1 of the Declaration of Covenants, Conditions, Restrictions

Sect 8.2 Section 8.1 of the Declaration of Covenants, Conditions, Restrictions

Sect 12.2 Section 12.1 of the Declaration of Covenants, Conditions, and Restrictions

Citation to 38-33.3-307 is to Section 307 of the Colorado Common Interest Ownership Act.

Also see: the Definitions of Common Area and Lot in Article II of the Declaration.