

**Walnut Ridge Homeowner's Association Policy Statement – Adopted 01/2009**

**Common Area Maintenance & Service Requests**

Based on the Walnut Ridge Master Deed and Bylaws, the Walnut Ridge Homeowners Association is responsible for maintenance, repair and replacement of common area elements. Performance of the maintenance, repair and replacement is managed by the Board of Directors, and will be delegated to Walnut Ridge's management agent.

These responsibilities include, but are not limited to:

**Entrances** – Mowing, planting, fertilizing, weeding, trimming, lighting, irrigation, etc.

**Roads** – Sealcoating, snow removal, speed limits, signage, etc.

**Trails** – Clearing, trimming, tree removal, mulching, mowing, fertilizing, etc

**Cul-de-sacs** – Trimming, weeding, fertilizing, etc.

**Lift Station** – Monitoring, security, testing, etc.

**Pond** – Fountain, lighting, chemical application, mowing, signage, etc.

**Mailboxes** – Repair & replacement, adjustment, repainting, etc.

**Utilities** – Networks up to the point of unit connection, etc.

The priority, timing, method, financing, degree and type of maintenance, repair and replacement is determined by the Board of Directors for Walnut Ridge. The costs are ultimately assessed to all homeowners through the association fees.

All homeowner requests for maintenance or service to common areas should be made through the management company via the Common Area Maintenance/Service Request form maintained on the Walnut Ridge website. Requests may either be mailed or faxed.

Homeowners may be responsible for maintenance, repair or replacement of common elements damaged by themselves, guests and/or invitees regardless of normal maintenance responsibility