

## MAINTENANCE RESPONSIBILITIES FOR PROPERTIES WITHIN FORSYTH PARK PLACE

PROPERTY	OWNERSHIP	MAINTENANCE RESPONSIBILITY
Lot 41 (gazebo with surrounding lawn and landscaping)	FPPHA	FPPHA
Lot 42 (pond, surrounding lawn, and adjacent north berm)	FPPHA	Menard's with FPPHA paying 26.84% of costs
Forsyth Parkway boulevard	Village (right of way), FPPHA (fence)	FPPHA
Entry median	Village (right of way), FPPHA (sign)	FPPHA
Housing units (interior and exterior)*	Unit Owner	Unit Owner
Lawns	Unit Owner	FPPHA (mowing, general maintenance, and irrigation), Unit Owner (all other issues)
Concrete driveways, approaches, walkways, and sidewalks	Unit Owner	FPPHA (snow removal), Unit Owner (all other issues)
Utilities and sewers	Unit Owner	Unit Owner
Storm drains	Unit Owner	FPPHA (only by specific board action), Unit Owner (all other issues)
Landscaping provided by the Developer or the Unit Owner, including trees and all lot areas not planted in grass turf	Unit Owner	Unit Owner
Landscaping on the north berm (lots 36 and 37)	Unit Owner	Menard's and/or unit owner
East berm west of the property line (lots 20-27)	Unit Owner	Unit Owner
East berm east of the property line	Menard's	Menard's
South berm and other Menard's landscaping (lots 17-19)	Unit Owner	Menard's and/or unit owner

\*In order to make claims for damages to siding caused by lawn care equipment, unit owners must have first installed and maintained a protective foundation border.

Sources:

- Owners' Declaration (sections A-16, A-17, C-3, C-4d)
- Storm Water Easement Agreement
- Topographical, site/building plan, and plat maps of the development
- Discussions with the developer, county and village officials, and others familiar with these issues

This policy statement was adopted by the FPPHA board of directors on July 5, 2010 and revised on November 8, 2016.