

## **VENTURA 21 ASSOCIATION RESPONSIBILITIES**

### **ALL Ventura Properties**

- Lawn cutting in common areas, *unfenced* back yards
- Snow removal driveways, parking spaces, clubhouse parking lot
- Snow removal all streets and cul-de-sacs with the exception of city or county roads Tree and shrub trimming as seasonal time permits, limited to plants/trees in common areas and where they could impede passage
- Golf course maintenance
- Playground maintenance, as needed
- Front stoops/porches/concrete
- Driveways and parking spaces/asphalt
- Roof-normal wear and tear
- Painting per cycle – cedar siding, fascia, porches, stairs
- Chimney boxes
- Personal sidewalks- i.e., from public walk to your stoop

### **❖ Phases 1 & 2 Townhomes**

- Panel brick
- Cedar siding
- Sump pumps
- Front steps and porch-Libra model
- Back stairs and balconies as built and not modified by homeowner

### **❖ Single Family Homes**

- Panel brick
- Cedar siding-vinyl siding homeowner responsibility
- Front pillars, per model

### **❖ Phase 3 Townhomes**

- Panel brick
- Front gutters only
- Front steps and porch
- Balconies over garages and back balconies as built

## **HOMEOWNER RESPONSIBILITIES - ALL PHASES**

- Windows
- Fences
- Garage doors
- Entry, storm and screen doors
- Siding in Phase 3 and on single family homes that are not the original cedar Lawn care in a fenced back yard
- Weeding gardens
- Animal damage to homes
- Storm damage to homes
- Public sidewalks
- Stair and porch snow removal
- Decks installed by homeowner
- Roof damage caused by installation of attic fans, satellites or antennas Foundations and other failures of original construction (roof trusses, etc.)