Woodlands of Ville du Parc Condo Association

Homeowner / Association Responsibilities

ITEM	OWNER RESPONSIBILITY	ASSOCIATION RESPONSIBILITY	COMMENT / GUIDANCE
The Association is *not responsible* for repairs due to damage or neglect to any unit by an owner or their guests. The Association has the right to make repairs to the unit that are considered necessary to maintain the safety and integrity of the unit, when necessary; The owner will be assessed for these costs.			**Landscape Committee = LC** **Architectural Control Committee = ACC**
LANDSCAPE			
Spring Lawn & Planting Bed cleanup		X	Leaves from lawns, driveways & planting beds
Planting Bed maintenance weeding		X	
Perennials - maintain & replace	X		
Annuals - maintain & replace	X		
Rose Bushes - maintain & replace	X		
Shrub trim & shape pruning (new growth)		X	Trim & shape 2x/year
Shrub deep pruning (periodic rejuvenation)		X	*LC to prioritize based on annual budget.*
Dead **Shrubs** - removal & replacement		X	*LC to prioritize based on annual budget.* Owners can remove in interim years with LC Guidance for replacement.
Weed barrier material - maintain & replace	X		
Bed edging materials	X		Owner to maintain consistent overall look with LC guidance.
Mulch		X	*LC to prioritize based on annual budget.* Owners can maintain in interim years with LC guidance; Need to maintain consistent overall look.
Decorative Stones placed in beds / around trees	X		
Treatment of Trees, Shrubs or Ground Cover	X		
Tree pruning		X	*LC to prioritize based on annual budget.* Owner may assume responsibility.
Dead **Tree** removal		X	*LC to prioritize based on annual budget.* Owner may assume responsibility.
Dead **Tree** - replacement		X	*LC to prioritize based on annual budget* . Not all trees may require replacement Owner may assume responsibility with LC approval of plan.
Grass cutting		X	
Grass fertilization & weed control		X	
Brush & landscaping debris pickup		X	Natural materials only
Autumn clean up & perennial cut down		X	
Gutter - cleaning / blowout		X	
Snow removal (above 2")		X	Driveways and sidewalks
Creation of **new Landscaping beds**	X		*LC project plan approval required.* Review for fit with overall property, maintenance requirements & approval of vendor

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STRUCTURE			
Roof - repair & replace		X	*Board prioritizes per budget & need.*
Gutter - repair & replace		X	Replacement with roof replacement
House Painting, incl. shutters, doors & window frames		X	*Board prioritizes per budget & need* . ACC guidance required on deviations. Need to maintain consistent overall look.
Rotted **Siding** & Brick **Masonry** - maintain, repair & replace		X	*Board prioritizes per budget & need.*
Doors (incl. patio, garage doors) - maintain, repair & replace	X		ACC: Review for fit with overall property.
Windows (incl. framing) - maintain, repair & replace	X		
Skylight - maintain, repair & replace	X		
Deck, **Patio** & adjacent **Porch** (rear) - maintain, repair & repla	X		Per Deck & Patio By-Law amendment
Sidewalks & adjacent **Porch** (front) - maintain, repair & replace		X	*Board prioritizes per budget & need* . (Replace, patch, mud jack sections). Owner responsible for cost of upgrade beyond concrete.
Driveway - repair & replace		X	*Board prioritizes per budget & need.*
Chimney - repair		X	
Soil grading - maintain correct grading		X	*Board prioritizes per budget & need.*
Outer Basement Walls - structural repair		X	*Board prioritizes per budget & need.*
Basement Drain Tile - repair & replace		X	*Board prioritizes per budget & need.*
Sump Pump - repair & replace	X		
Drainage Piping from sump pump	X		
Drainage Piping from downspouts		X	
Outside Electrical work (outlets, house lights, yard lights)	X		
Hose bibs	X		
Exterior **Critter Extermination** services due to structural defect		X	
Exterior & interior **Insect extermination**	X		
Mailbox - maintain, repair & replace		X	
Common area lighting		X	