

**SUMMIT PARK COMMUNITY ASSOCIATION  
MAINTENANCE RESPONSIBILITY CHECKLIST**

COMMON AREA LANDSCAPING	ASSOCIATION (CC&R's, Article VII, Section 7.01(a))
WALKWAYS	ASSOCIATION (CC&R's Article VII, Section 7.01(a))
BICYCLE PATHS, TRAILS OR OTHER PEDESTRIAN PATHS	ASSOCIATION (CC&R's Article VII, Section 7.01(a))
PRIVATE STREETS & ADJACENT STREETSCAPES	ASSOCIATION (CC&R's Article VII, Section 7.01(a))
DRAINAGE FACILITIES	ASSOCIATION (CC&R's Article VII, Section 7.01(a))
PERIMETER WALLS (Includes Interior and Exterior Surfaces and the Structural Integrity)	ASSOCIATION (CC&R's, Article VII, Section 7.01(c))
ROOFS	ASSOCIATION (CC&R's, Article I, Section 1.22)
EXTERIOR SURFACES OF ALL CONDOMINIUM BUILDINGS (Excluding glass surfaces)	ASSOCIATION (CC&R's Article VII, Section 7.01(a))
PAINTING OF EXTERIOR SURFACES OF ALL CONDOMINIUM BUILDINGS	ASSOCIATION (CC&R's Article VII, Section 7.01(a))
RESIDENCE STRUCTURE/FOUNDATION	ASSOCIATION (CC&R's, Article I, Section 1.22)

BEARING WALLS	ASSOCIATION (CC&R's, Article I, Section 1.22)
COLUMNS	ASSOCIATION (CC&R's, Article I, Section 1.22)
SLAB FOUNDATION	ASSOCIATION (CC&R's, Article I, Section 1.22)
SHUTTERS & AWNINGS	OWNER (CC&R's, Article I, Section 1.59)
STOOPS	OWNER (CC&R's, Article I, Section 1.59)
DOORSTEPS	OWNER (CC&R's, Article I, Section 1.59)
EXTERIOR DOOR FRAMES	OWNER (CC&R's, Article I, Section 1.59)
HARDWARE FOR EXTERIOR DOOR FRAMES	OWNER (CC&R's, Article I, Section 1.59)
WINDOW GLASS	OWNER (CC&R's, Article VII, Section 7.02(a)(ii))
WINDOW FRAMING	OWNER (CC&R's, Article VII, Section 7.02(a)(ii))
SCREENS	OWNER (CC&R's, Article I, Section 1.59)
WINDOW BOXES	OWNER (CC&R's, Article I, Section 1.59)
CLEANING OF INTERIOR AND EXTERIOR OF WINDOW GLASS	OWNER (CC&R's, Article VII, Section 7.02(a)(ii))

INTERIOR SURFACE OF FIREBOX OF EACH FIREPLACE	OWNER (CC&R's, Article I, Section 1.59(b))
INTERIOR WALLS (Not Perimeter Walls)	OWNER (CC&R's, Article VII, Section 7.02(a)(i))
UNDECORATED INTERIOR SURFACES OF PERIMETER WALLS	OWNER (CC&R's, Article I, Section 1.59(b))
INTERIOR CEILINGS	OWNER (CC&R's, Article VII, Section 7.02(a)(i))
INTERIOR FLOORS	OWNER (CC&R's, Article VII, Section 7.02(a)(i))
INTERIOR DOORS	OWNER (CC&R's, Article VII, Section 7.02(a)(i))
FRONT DOOR	OWNER (CC&R's, Article I, Section 1.59)
UTILITY OUTLETS LOCATED INSIDE OF UNITS	OWNER (CC&R's, Article I, Section 1.59(b); CC&R's, Article VII, Section 7.02(a)(i))
GAS, WATER, WASTE PIPES, & SEWER PIPES	ASSOCIATION (CC&R's Article VII, Section 7.01; CC&R's Article I, Section 1.22)
PLUMBING, ELECTRICAL & HEATING SYSTEMS LOCATED WITHIN THE UNITS	OWNER (CC&R's Article VII, Section 7.02(a)(i))
DUCTS, CHUTES, CONDUITS, WIRES AND OTHER UTILITY INSTALLATIONS (except the outlets thereof when located within the units)	ASSOCIATION (CC&R's Article VII, Section 7.01; CC&R's Article I, Section 1.22)

TELEPHONE WIRING (Including Internal & External)	OWNER (CC&R's Article VII, Section 7.02(b))
GARAGE DOOR OPENING SYSTEMS	OWNER (CC&R's, Article VII, Section 7.02(a)(iii))
GARAGE DOOR HINGES, SPRINGS & PARTS	OWNER (CC&R's, Article VII, Section 7.02(a)(iii))
AIR CONDITIONING UNITS & FORCED AIR UNITS (Except chutes, ducts or the like relating to either)	OWNER (CC&R's, Article VII, Section 7.02(a)(iv))
CARPORTS	ASSOCIATION (CC&R's, Article VII, Section 7.02)
FENCES SEPARATING ADJOINING UNITS	OWNER (CC&R's, Article I, Section 1.59(c))
EXTERIOR SURFACE OF FENCES BORDERING FRONT OF YARDS	ASSOCIATION (CC&R's, Article VII, Section 7.01(b))
HOT WATER HEATER	OWNER (CC&R's, Article VII, Section 7.02(a)(i))
RECREATION CENTER	ASSOCIATION (CC&R's, Article I, Section 1.08)
PLANTS OR OTHER GROWING THINGS LOCATED WITHIN THE YARD APPURTENANT TO THE LIVING AREA	OWNER (CC&R's, Article VII, Section 7.02(a); CC&R's, Article I, Section 1.59)