

THE CLIFFS ASSOCIATION

RESPONSIBILITIES

June, 2013

The Board of Directors reviewed the Articles of Declaration of The Cliffs Association. The following may answer questions which arise regarding the rules of the Association.

RESPONSIBILITIES OF INDIVIDUAL UNIT OWNERS

1. Repair, replacement, and maintenance of plumbing, heating, and cooling systems for your unit.
2. Repair, replacement, and maintenance of electrical system of your unit, including lamppost.
3. Repair, replacement, and maintenance of limited common areas which are assigned to the exclusive use of the unit owner. This includes patios, courtyards, privacy fences, sidewalks, steps, and driveways.
4. Repair, replacement, and maintenance of windows and doors, including garage doors, subject to rules on color and style.
5. Repair, replacement, and maintenance of decks.
6. Repair and maintenance of all interior walls, ceilings, non-supporting walls of your unit.
7. Upkeep of trees and shrubs within the exclusive limited common areas assigned to unit owner.
8. Watering of shrubs and bushes contiguous to the unit.
9. Keeping limited common areas clear of all rubbish, debris, and unsightly materials. Furniture and decorations placed outside a unit should be confined to patio and deck areas where they are not visible from the street. Exception: holidays. These decorations should be removed within two weeks after the holiday has been observed.
10. Repair, replacement, and maintenance of privacy fences contiguous to the unit.
11. Cleaning and replacement of gutters and downspouts, including connection to normal drainage system.
12. Cleaning of chimney and fireplace of your unit.
13. Notification of Board of Directors in writing for approval of any change to exterior of unit.
14. Prompt payment of quarterly maintenance fees.

RESPONSIBILITIES OF CONDOMINIUM ASSOCIATION

1. Repair and maintenance of exterior walls of units.
2. Replacement of roofs.
3. Repair of well-maintained gutters and downspouts of units. (See #11 above.)
4. Maintenance of common grounds, trees, shrubs, gravel other than in limited common areas. (See above individual responsibilities.)
5. Exercise control of all visible areas, outside walls, doors, fences, regardless of whether or not they are in the limited common areas.
6. Repair, replacement, and maintenance of sidewalks which are in common areas.

7. Repair and maintenance of certain limited areas as determined by the Board of Directors.
8. Replacement and repair of lamppost contiguous to unit (except light bulb replacement) due to damage from vandalism and malicious mischief.
9. Contract for insurance covering all buildings in the Condominium Association and liability for bodily injury or property damage to others arising out of premises owned by the Association.
10. Contract yearly for general landscape maintenance and snow removal.
11. Maintenance of external chimney.
12. Prepare a budget and establish reserves for accomplishing the above.
13. Foreclosure proceedings may be considered by the Board of Directors when there is no response from the unit owner on assessments owed after two quarters. After two quarters of non-payment, the unit owner will be notified that he/she has 30 days to respond or foreclosure proceedings will be started.

432.22 DRIVING AND PARKING UPON SIDEWALKS, TREE LAWNS OR CURBS

No person shall drive, stand or park a vehicle on a sidewalk, street lawn area or the curb of a street, except when entering or leaving a permanent or temporary driveway or when lawfully authorized.

(Ord. 1969-63. Passed 4-21-69.) Penalty - see Sections 408.01 and 408.02.

452.12 NIGHT PARKING

No person shall stand or park any motor vehicle or trailer between the hours of 2:00 a.m. and 6:00 a.m. on any public street or right of way within the City.

(Ord. 1973-95. Passed 2-4-74.) Penalty - see Sections 408.01 and 408.03.

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- (o) Within on foot of another parked vehicle;
 - (p) On the roadway portion of a freeway, expressway or thruway.
 - (q) On the side of a street where fire hydrants have been constructed except within the circular area at the end of a cul-de-sac.

(Ord. 1982-89. Passed 10-4-82.) Penalty - see Sections 408.01 and 408.03.

This is a summary and does not supersede the Articles of Declaration of The Cliffs Association in any way.