

BROOKSIDE COMMUNITY ASSOCIATION

Maintenance Responsibilities of the Community Association and the Homeowner

This chart is meant only to summarize responsibilities for maintenance costs at Brookside. It is not to be considered exhaustive, but merely a general guideline. Some costs are solely the responsibility of the Brookside Community Association (BCA), some are solely the responsibility of the homeowners, some are shared.

Brookside Community Association (BCA) is the ultimate arbiter of whether a repair or replacement is necessary when BCA funds are involved.

Alterations to landscaping or to the exteriors of buildings are subject to approval by the BCA Grounds or Architectural Control Committees.

LIVING UNITS (1)	Brookside Community Association (BCA)	Homeowner
Exterior Maintenance (2)		
Roofs (3)		
Repairs	Moss removed, shingles replaced	
Replacement	One-third of cost paid	Two-thirds of cost paid by Owner
Siding	Damage repaired, stained every twelve years	
Trim	Damage repaired, stained every six years	
Decks (4)	Annual inspection	
Repairs	Minor repairs paid, up to \$500 Stained every three years	Balance over \$500 paid by Owner
Replacement	Pays up to \$1,000	Balance over \$1,000 paid by Owner
Windows		
Cleaning	Outsides washed annually	
Repairs or replacement		Owner's expense, no matter the cause
Doors, Garage Doors		
Repairs or replacement		Owner's expense
Painting	Included with staining of siding every ten years if needed	
Gutters, Downspouts		
Repairs or replacement	BCA's responsibility	
Cleaning	Annually on East End, semiannually on West End	
Brickwork	Cleaned, repaired	
Front Porches, Stoops	Repaired	
Privacy Screens (Part of Deck)	Stained every 5 years; See Deck Repairs/Replacement	See Deck Repairs/Replacement
Privacy Screens (Not Part of Deck)	Stained every 5 years, repaired or replaced	
Skylights		Repaired, Replaced or Removed
Outdoor lights	Repaired	
Sidewalks	Repaired	
Attics	Wire mesh installed in vents	
Utility Corrals	Routine staining and repairs	Owner's expense, if caused by bears attracted to trash
Interior Maintenance		Owner's expense

LANDSCAPING

Common Areas, including entrance, east side berm, T area, water features (5) (6)		
Lawn maintenance	Mowed, fertilized, watered	
Tree maintenance	Trimmed, leaf cleanup, pest control	
Tree removal, replacement	If damaged or causing damage	If requested by Owner and Grounds Committee approves
Shrub maintenance, removal, replacement	Trimmed, maintained	If requested by Owner and Grounds Committee approves
Flowers in common areas	Watered, maintained	
Narrow Perimeter around Living Units (7)		
Shrubs/Trees (8)	Trimmed, watered, replaced BCA controls design	Weeding
Flowers		May be added at Owner's expense, with Owner responsible for weeding and watering from the Living Unit's faucets
Deck Flower Pots		Owner's expense; must be watered from Living Unit's faucets, not Brookside's irrigation drip lines

COMMON AREA INFRASTRUCTURE (9)

Streets, driveways, sidewalks, paths, mail boxes, bridges	Maintained, snow removed	
Irrigation systems	Maintained	
Utility hookups	BCA granted easement for installation (10)	
Gas, electric, phone, cable	Maintained by private utility companies	Monthly user fees are Owner's expense
Storm water system	Maintained	
Missoula City water, sewer service lines	Repaired if damaged	Monthly user fees are Owner's expense

CASUALTY INSURANCE (11)

Covers from the studs outward, and electrical, mechanical and plumbing inside the exterior walls	Covers from the sheetrock inward, entire interior and personal contents
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Footnotes

- 1 Brookside Covenants, Article IX, Section 1
- 2 Brookside Bylaws, Article VII, Section 2 (g)
- 3 Brookside Resolution 7
- 4 Brookside Resolution 5
- 5 Brookside Bylaws, Article VII, Section 2 (f)
- 6 Brookside Covenants, Article V, Section 2 (c)

- 7 Brookside Resolution 9
- 8 Brookside Covenants, Article VIII, Section 1 (a)
- 9 Brookside Covenants, Article V, Section 2 (a) and (b)
- 10 Brookside Covenants, Article IV, Section 1 (c)
- 11 Brookside Covenants, Article VI, Section 5