

**CINNAMON VILLAGE HOMEOWNERS ASSOCIATION, INC.  
MAINTENANCE, REPAIR, AND INSURANCE RESPONSIBILITY CHART**

The following chart depicts the responsibility for maintenance, repair and insurance between the Owners and the Cinnamon Village Homeowners Association, Inc. ("Association") pursuant to the Declaration of Covenants, Conditions and Restrictions for Hampden Hills at Aurora Subdivision Filing No. 3 (Cinnamon Village) recorded on July 3, 1979 at Reception No. 1865110 ("Declaration").

Key

O = Owner

A = Association

	MAINTENANCE <sup>1,2</sup>	AUTHORITY FOR MAINTENANCE	INSURANCE <sup>3</sup>	AUTHORITY FOR INSURANCE
<b>BUILDING EXTERIOR / BUILDING INTERIOR</b>				
Structural components of the buildings, including, but not limited to, beams, girders, columns, perimeter and supporting walls	O	Declaration Article VII, Section 7.2	O	Declaration Article V, Section 5.1
Exterior surfaces of the buildings, including painting	A	Declaration Article VII, Section 7.2	O	Declaration Article V, Section 5.1
Roof	A	Declaration Article VII, Section 7.2	O	Declaration Article V, Section 5.1
Gutters and downspouts	A	Declaration Article VII, Section 7.2	O	Declaration Article V, Section 5.1
Trim	A	Declaration Article VII, Section 7.2	O	Declaration Article V, Section 5.1
Chimney	A	Declaration Article VII, Section 7.2	O	Declaration Article V, Section 5.1
Chimney – Routine cleaning	O		N/A	
Windows of Residences – window screens or other glass surfaces (including skylights)	O	Declaration Article VII, Section 7.2	O	Declaration Article V, Section 5.1
Windows of Residences – caulking and trim around exterior of windows	A	Declaration Article VII, Section 7.2	O	Declaration Article V, Section 5.1
Windows of Common Elements – caulking and trim around exterior of windows	A	Declaration Article VII, Section 7.1	O	Declaration Article V, Section 5.1

Exterior light fixtures serving one Residence	A	Declaration Article VII, Section 7.2	O	Declaration Article V, Section 5.1
Exterior light fixtures – Common Elements	A	Declaration Article VII, Section 7.1		Declaration Article XI, Section 3(a)
Patio, porch, and deck appurtenant to or adjoining the Residence – maintenance and repair	A	Declaration Article VII, Section 7.2	O	Declaration Article V, Section 5.1
Patio, porch, and deck appurtenant to or adjoining the Residence – keep in clean and sanitary condition	O	Declaration Article VII, Section 7.2	N/A	N/A
Walkways, Sidewalks, and Bicycle Paths	A	Declaration Article VII, Section 7.1	A	Declaration Article V, Section 5.1
Residence entry door to outside – (Replacement)	O	Declaration Article VII, Section 7.2	O	Declaration Article V, Section 5.1
Residence entry door to outside – (Painting or Staining)	A	Declaration Article VII, Section 7.2	N/A	
Side Yard Fence	O	Declaration Article IX, Section 9.1	O	Declaration Article V, Section 5.1
Common Fence	O	Declaration Article IX, Section 9.2	O	Declaration Article V, Section 5.1
<b>UTILITIES</b>				
Utilities in Common Elements and electric and natural gas mains between the respective meters and the individual residence electric and natural gas lateral	A	Declaration Article VII, Section 7.1	A	Declaration Article V, Section 5.1
Utilities inside Residence including, but not limited to, furnaces, heating equipment, thermostats, ducts, conduits, water pipes, electrical wiring, electrical outlets, telephone wiring, telephone outlets, light switches, hot water equipment, cable wiring, compressors, sump pumps, circuit breakers	O	Declaration Article VII, Section 7.2	O	Declaration Article V, Section 5.1
Air conditioner, including attached lines and hoses located on a Lot	O	Declaration Article VII,	O	Declaration Article V,

		Section 7.2		Section 5.1
<b>RESIDENCE INTERIORS</b>				
Furnishings, including all personal property such as furniture, electronics, clothing, area rugs, and freestanding appliances	O	Declaration Article VII, Section 7.2	O	Declaration Article V, Section 5.1
Permanent fixtures including, but not limited to, ceiling fans, hand rails, cabinets, countertops, bathtubs and showers, sinks, toilets	O	Declaration Article VII, Section 7.2	O	Declaration Article V, Section 5.1
Appliances including, but not limited to, an oven, range, refrigerator, and built-in microwave	O	Declaration Article VII, Section 7.2	O	Declaration Article V, Section 5.1
Window coverings	O	Declaration Article VII, Section 7.2	O	Declaration Article V, Section 5.1
Partition walls within Residence	O	Declaration Article VII, Section 7.2	O	Declaration Article V, Section 5.1
Ceilings	O	Declaration Article VII, Section 7.2	O	Declaration Article V, Section 5.1
Floor coverings – including, but not limited to, carpet, tile, vinyl, and hardwood	O	Declaration Article VII, Section 7.2	O	Declaration Article V, Section 5.1
Subflooring – including, but not limited to, the beams, floor joists, and plywood deck or similar floor deck material	O	Declaration Article VII, Section 7.2	O	Declaration Article V, Section 5.1
Interior doors within a Residence	O	Declaration Article VII, Section 7.2	O	Declaration Article V, Section 5.1
Fireplaces (including hearth, damper, facade, firebox, and screen)	O	Declaration Article VII, Section 7.2	O	Declaration Article V, Section 5.1
Attic of Residence	O	Declaration Article VII, Section 7.2	O	Declaration Article V, Section 5.1
Pests / insects in individual Residence	O	Declaration Article VII, Section 7.2	N/A	N/A
<b>GROUNDS</b>				
Grass, trees, shrubbery, flowers and similar	A	Declaration	A	Declaration

landscaping constituting part of the Common Elements and Lots (So long as not within an enclosed fence)		Article VII, Section 7.1		Article V, Section 5.1
Grass, trees, shrubbery, flowers and similar landscaping located on the owner's lot within the enclosed fence	O	Declaration Article VI	O	Declaration Article V, Section 5.1
Sprinkler systems constituting part of the Common Elements	A	Declaration Article VII, Section 7.2	A	Declaration Article V, Section 5.1
Private roads, streets and drives, sidewalks, curbs, steps, and walkways (including snow removal)	A	Declaration Article VII, Section 7.2	A	Declaration Article V, Section 5.1
Assigned Parking Space and Common Area Parking	A	Declaration Article VII, Section 7.2	A	Declaration Article V, Section 5.1
Lighting for private roads, streets and drives, sidewalks, curbs, steps, and walkways	A	Declaration Article VII, Section 7.2	A	Declaration Article V, Section 5.1
Outbuildings in common areas, if any	A	Declaration Article VII, Section 7.2	A	Declaration Article V, Section 5.1
Mail kiosks	A	Declaration Article VII, Section 7.2	A	Declaration Article V, Section 5.1
Monuments and signage for / within the community	A	Declaration Article VII, Section 7.2	A	Declaration Article V, Section 5.1

<sup>1</sup> **Owner's Failure to Maintain or Negligence:** Declaration, Article VII, Section 7.3: "In the event that the need for maintenance or repair of a Lot or the improvements thereon is caused through the willful or negligent acts of its Owner, or through the willful or negligent actions of the family, guests or invitees of the Owner of the Lot needing such maintenance or repair, the cost of such exterior maintenance shall be added to and become part of the assessment to which such Lot is subject."

<sup>2</sup> **Association's Failure to Maintain or Negligence:** If property owned or maintained by an Owner must be maintained or repaired because the Association failed to satisfy its maintenance obligation, such as the Association's failure to properly maintain the Common Elements, the Association is responsible for the cost of the maintenance or repair. Generally, the Association satisfies its maintenance obligation when it acts with reasonable care in light of the apparent risk. *Trailside Townhome Ass'n, Inc. v. Acierno*, 880 P.2d 1197 (Colo. 1994). If the Association acts with reasonable care when maintaining the Common Elements and other areas it must maintain (e.g. roofs), yet the Owner must repair damaged items originating from the Common Elements or other areas (such as replacing carpet due to a leaking roof), the Owner is still responsible for the cost of repair. However, if the Association does not act with reasonable care, the Association might be responsible for the cost of repair. That said, the Board of Directors of the Association has significant discretion to determine the scope of the Association's maintenance obligations.