

HeatherWood Maintenance Responsibilities

This list is provided as a "guide." The HeatherWood Area Homes Association Declarations and the HeatherWood Declaration of Restrictions are the governing rules for homeowners. In the event of any conflicting statements, the Declarations and Restrictions will rule.

	Responsible Party		
	Association	Owner	Other
Streets - Maintained by City of Overland Park			X
Mailboxes and Mailbox Stands - Painting, repair, and maintenance (U.S. Post Office)			X
Trash Removal - Trash, recyclables, yard waste (guidelines per service provider)	X		
Lawn Care - Mowing, edging, fertilizing, and weed control - Areas made inaccessible (locked gates)	X	X	
Trees & Shrubs - Street trees (mulching and trimming) - Street trees (watering and nurturing) - Trees within owner's yard (non-street trees) - Shrubs, trimming and other care	X	X X X	
Snow Removal Driveways, "street" sidewalks, front sidewalks, front porches - After snow reaches 2" and stops - Ice removal Back patios, decks, back porches, concrete pads	X	X X	
Exterior Painted Surfaces Stucco, siding, trim, garage doors, gutters, and downspouts - Painting Front and back doors, deck, screen-in porch - Painting	X	X	
Exterior Home Surfaces Stucco, siding, wood, trim, etc. - Repair, maintenance, & replacement		X	
Lawn Sprinkler System - Spring start-up and winter shut-down - Repair, maintenance and replacement		X X	
Patios/Decks/Porch/Sidewalks (from driveway)/ Driveways/Concrete Pads - Repair, maintenance, & replacements		X	

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Fence and Gates - Repair, maintenance, & replacements		X	
House Numbers Attached to house or painted on curbside - Painting & maintenance		X	
Gutters - Repair, maintenance, and repair		X	
Roofs - Repair, maintenance, and repair		X	
Chimneys & Flues - Repair, maintenance, and repair		X	
Window & Screens Frames, sashes, hardware, and screens - Repair, maintenance, and repair		X	
Doors Frames, jambs, hardware, and screens - Repair, maintenance, and repair - Painting (front and back doors)		X X	

The HeatherWood Declaration of Restrictions include the process homeowners must follow when certain exterior features are being changed, modified, etc. This includes, but is not limited to: exterior paint colors, fences, railings, roofs, gutters, additions such as a "spa tub", & deck extensions. In many of these cases, the APPROVAL of the Architectural Committee may be required. When in doubt, contact the Architectural Committee Chairman or the Board President.