

Maintenance Responsibilities

Maintenance Type	Responsible Party		
	HOA	Owner	Other
Streets			
◦ maintained by the City of Overland Park			X
Mailboxes & Mailbox Stands			
◦ painting, repair & maintenance by U.S. Post office			X
Trash Removal			
◦ trash, recyclables, yard waste (guidelines per service provider)	X		
Lawn Care			
◦ mowing, edging, fertilizing & pre-emergent for yards & public area	X		
◦ water, turf/lawn maintenance & weed control		X	
◦ areas made inaccessible in resident yards (locked gates)		X	
Lawn Sprinkler System			
◦ installation, start-up, shut-down, maintenance, repairs & replacement		X	
Trees & Shrubs			
◦ street trees (mulching & trimming)	X		
◦ street trees (watering & nutrients)		X	
◦ trees within owner's yard (non-street trees)		X	
◦ shrubs & landscaping, trimming & other care		X	
◦ Leaf clean-up (twice in fall/winter season)	X		
Snow Removal			
◦ driveways, "street" sidewalks, resident front sidewalks & porches after 3 or more inches of accumulation and after snow stops	X		
◦ back of house patios, decks, back porches & concrete pads		X	
◦ treatment of icy resident sidewalks, porches, patios & concrete pads		X	

Maintenance Type	Responsible Party		
	HOA	Owner	Other
Exterior Home Surfaces			
◦ Stucco, siding, wood, trim, roof, etc. - repair, maintenance & replacement		X	
Exterior Painted Surfaces			
◦ stucco, siding, trim, garage doors, gutters & downspouts same two colors every 7 years color change – additional charge paid by homeowner	X		
◦ resident doors (front & back), decks & screened- in porches		X	
Patios/Decks/Porches/Sidewalks from driveways/Driveways/Concrete Pads			
◦ repair, maintenance & replacements		X	
Fences & Gates			
◦ repair, maintenance & replacements; must comply with Declaration of Restrictions		X	
House Numbers			
◦ Attached to house or painted on curbside - painting, maintenance or replacement		X	
Gutters			
◦ repair, maintenance or replacement		X	
Roofs			
◦ repair, maintenance or replacement		X	
Chimneys & Flues			
◦ repair, maintenance, or replacement		X	
Windows & Screens			
◦ repair, maintenance, or replacement of frames, sashes, hardware, screens		X	
Doors			
◦ repair, maintenance, replacement, or painting (all resident home entry doors)		X	

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

The Declaration of Restriction outlines the process homeowners must follow when certain exterior features are changed, modified, or altered. In most instances, **the approval of the Architectural Committee will be required.** When in doubt, contact the Architectural Committee Chairman or the Board President. Change request forms may be found at HeatherwoodHomes.com