



BURKITT PLACE
SUMMARY OF MAINTENANCE RESPONSIBILITIES
11-15-06

Introduction: This sheet is a summary only of the homeowner's responsibilities. Please refer to the Maintenance Plan and Covenants, Conditions and Restrictions (CCR's) and the Burkitt Place Maintenance Plan for additional information.

Homeowner's Maintenance Responsibilities:

Maintenance of Lot & Improvements: As provided for in the Declaration of Covenants, Conditions and Restrictions of Burkitt Place, each homeowner shall be responsible for maintaining all lots and all exterior improvements in a neat attractive and well landscaped appearance.

Maintenance of Area between Lot and Street: Each homeowner is responsible for maintaining the right-of-way and any common area between the lot and any street either in front of or to the side of the lot, as well as any area between the curb and sidewalk.

Common Area Behind Lot: Unless otherwise specified by the Homeowners' Association, each homeowner MAY maintain up to but no more than 25' feet behind the lot, if such area is within common open space, unless that area lies within an area designated as a stream buffer area. Such maintenance shall be limited to mowing. No trees are to be removed from this area and no placement of fences or planting of shrubs is permitted. The planting of trees within this area is encouraged as long as this does not impede any drainage.

Maintenance of Common Areas between Lots: Homeowners are required to maintain certain common areas between lots. Homeowners are encouraged to make arrangements with their neighbors for the sharing of this responsibility. The Board of Directors of the Homeowners Association is available to answer any questions relating to the sharing of the maintenance of the common area between lots.

Street Trees: A street tree program has been created to provide the best initial appearance of the community and to enhance the value of the homes over the years as the trees grow and mature. The selection of the tree species, the placement of the trees, and replacement of trees that die are important elements for the street tree program. The developer will plant the street trees. Each homeowner is responsible for the replacement of any dead street tree(s) in front of or beside his (her) home. The homeowner is also responsible for the care and watering of the street trees.

Review and Replacement Procedure: Street trees will be reviewed by the Homeowner's Association or a tree and trail committee in August each year. Homeowner's will be notified by letter of any dead street trees that they need to replace. In the event that the identified trees are not replaced within 90 days of the notification, or within the next planting season, the Association shall have the right to enter any lot to replace such street trees and charge the homeowner for the cost of the tree replacement. Replacement trees shall be the same species with 2" caliper minimum.

Supplemental Maintenance Lots: Homeowners of these lots are responsible for the cost of water and the maintenance of the irrigation system installed for their particular lot and the maintenance of all landscaping within all courtyards, patios, and fenced areas. In addition

the irrigation system shall be utilized to properly maintain all plantings on the lot.

Prohibited Activities: The common areas are to be preserved as natural areas. The following are prohibited in common areas: the setting of fires for any purpose (except for community wide events approved by the Board of Directors of the Homeowner's Association), clearing of trees, clearing of undergrowth beyond the 25 feet area referred to above, the placing of grass clippings, compost piles, leaved, or other refuse in the common area.

Homeowner's Association Responsibilities:

Common Area Maintenance: In order to provide the most appropriate level of maintenance for the various areas of Burkitt Place, the Board of Directors of the Homeowner's Association has set different levels of maintenance for different areas. (Refer to "Maintenance Plan").

Entry, High Use, & High Visibility Areas: These areas are maintained in the most frequent and intense manner.

Open Meadow & Buffer Areas: These areas may be left unmaintained or maintained on a limited basis to encourage successional regrowth of trees and undergrowth and to provide enhanced buffering.

The Landscape Planting of Supplemental Maintenance Lots: The front yards of all supplemental maintenance lots, the rear yards of alley loaded lots, and the side yards of corner lots outside of fenced areas will be maintained by BPHOA. See the BPHOA CCR's for additional description.

Townhomes:

The townhomes are governed by both Master BPHOA and a Sub-Association. The Sub-Association is responsible for the maintenance of all landscaping outside of the buildings with certain exceptions for patio, driveway and porch areas, please refer to the Sub-Association Covenants for the Townhomes

The Master BPHOA will be responsible for the maintenance of the townhome detention area and entrance road into the site.