RESOLUTION OF
YALECREST TOWNS HOMEOWNERS ASSOCIATION
MANAGEMENT COMMITTEE

WHEREAS, the Management Committee of the Yalecrest Towns Homeowners Association ("Association") desires to formally adopt the Maintenance Allocation Chart set forth below in order to clarify the maintenance obligations of the Association and the Owners.

WHEREAS, the Management Committee has the authority to determine and/or modify the allocation of maintenance obligations between the Association and Owners pursuant to Section 31 of the *Declaration of Covenants, Conditions, and Restrictions for Yalecrest Towns,* which was recorded with the Davis County Recorder's office on November 17, 2008 as Entry No. 2405118.

NOW THEREFORE BE IT RESOLVED that the Maintenance Allocation Chart set forth below is adopted by the Management Committee as an Association Rule pursuant to the Management Committee's rulemaking authority.

Date: 4-11-19

ATTEST:

Tori K. Woods
Management Committee Member
Yalecrest Towns Homeowners Association

T. J. Foster
Management Committee Member
Yalecrest Towns Homeowners Association

Marilyn Hartshorn
Management Committee Member
Yalecrest Towns Homeowners Association

MAINTENANCE ALLOCATION CHART

ITEM	HOA	OWNER	NOTES
GENERAL NOTE			Shared items are to be resolved between the Owners involved in use of the item.
A/C Pad & A/C Unit		X	
Address Numbers, exterior fixtures, doorbell		X	
Attic & Ceilings		X	
Cable/Satellite TV & internet (lines & equip.)		X	
Fireplace, Flue, & Vent Pipes		X	
Doors, Frames & Hardware – Exterior & Interior		X	
Door steps/stoops/porch		X	
Drains – Interior (including sewer pipes)		X	To point of connection with other Town Homes
Dryer Vents		X	
Electrical Wiring/Panel, circuit breakers		X	
Exterior Walls (Brick/Stucco/Siding, etc.)		X	
Fence – repair & replacement	X		
Floor Coverings		X	
Foundation – Structural, cracks, cosmetic		X	
Front Porch		X	
Furnace		X	
Garage Door, Opener, Springs, Hinges, Mechanical Parts (repair & replace)		X	
Gas Pipes		X	
Hose Bib/Faucet/Spigot		X	
Hot Water Heater		X	
Insurance – Property Policy (all buildings)	X		
Insurance – HO6 Policy		X	
Insurance Deductible	X	X	Property policy deductible assessed to Owners pro-rata in proportion to how a loss takes place. HO6 Policy deductible is Owner's responsibility.
Irrigation Lines / Sprinklers	X		
Landscape – all areas in Project	X		
Landscape – inside fenced yard area	X		If applicable
Landscape Drains Around Buildings	X		
Lights – Exterior Porch, Garage, Eaves, etc.		X	Including fixtures and bulbs
Limited Common Area Driveways	X		
Mailbox & Stand/Structure		X	USPS
Mailbox Lock & Key		X	
Paint - Exterior Walls, Doors, Trim, etc.		X	Must be approved by Management Committee
Paint - Interior		X	
Patio & Porch Slabs		X	
Phone Lines		X	
Plumbing – Pipes, valves, lines, leaks, clogs		X	Meter to the unit = Owner. Before meter = shared by Owners in use. (unless handled by utility co.)
Plumbing Fixtures – Inside Town Home		X	

Rain Gutters – clean & repair		X	
Roof – repair & replacement		X	
Screen Doors		X	Must be approved by Management Committee
Sewer pipes & lines to more than one unit	X		Unless handled by utility company
Shutters		X	
Skylights		X	
Sliding Glass Doors		X	
Snow Removal – Driveways & Sidewalks on Lots		X	
Snow Removal – Private Roads & Common Area Sidewalks	X		
Storm Drains	X		Private road areas only
Street Lights	X		Unless handled by municipality
Streets – Private	X		
Termites, pests, rodents, insects, etc. (interior)		X	
Trash		X	
Vent covers - Exterior		X	
Walkways on Lots (not shared)		X	
Wall – Interior Walls (bearing and non-bearing)		X	
Wall – Party Walls		X	Costs apportioned between owners benefitted
Water - Culinary		X	
Water - Landscape	X		Unless metered to the individual Town Home
Weather stripping, waterproofing of exteriors		X	
Window – Glass, Screens, Boxes & Frames		X	Must be approved by Management Committee