

Westchester Glens Villaminium Association
Maintenance Responsibility Guidelines
Board Approved 9.29.16

(A) Association's Responsibility
(O) Owner's Responsibility
(WGCA) Westchester Glens Comm. Assn.

Air Conditioner	O	Irrigation	A
Building Door Locks	O	Interior Repairs (includes plumbing & wiring)	O
Chimney Caps/Screen	O	Interior Repairs due to Exterior Repairs	O
Common Areas	WGCA	Lights, Front Door/Porch	O
Communication Systems (Dish/DSL/Cable/FIOS/Phone)	O	Lights, Exterior & Interior Garage	O
Deck Railing	O	Lights, Street (WGCA and City)	WGCA
Decks	O	Lights, Yard	O
Door Locks	O	Mowing	A
Door Painting	O	Mulching	A
Doors (includes storm doors & sliding glass doors)	O	Patio, Fences, Gates & Slab	O
Driveways	O	Plumbing	O
Dryer Vents, Exterior & Interior	O	Roof**	O
Electric Service	O	Screens	O
Electrical Outlets (Interior & Exterior)	O	Sewer	O
Exterior Wood Trim (includes painting)*	O	Sidewalks, Common	WGCA
Exterminating, Exterior & Interior	O	Sidewalks, Personal	O
Fall clean-up	A	Siding	A
Faucets, Outdoor	O	Shrub replacement	O
Fertilization	A	Shrub trimming	A
Frames	O	Snow Removal (drives/sidewalks)	A
Furnace	O	Trash removal***	O
Garage Door (includes garage door opener)	O	Tree trimming & replacement	O
Gutters/Downspouts	O	Windows	O
Hot Water Tanks	O		

*Association to reimburse \$400.00 for houses painted to owner, after a copy of paid invoice is submitted to management. The reimbursement is prorated at \$57.00/year.

**Association to reimburse \$1,000.00 for houses re-roofed to owner, after a copy of paid invoice is submitted to management. The reimbursement is prorated at \$50.00/year.

***Trash cans are to remain inside the garage on non-pickup days.

This information can be found at our website: www.newcombgroup.us.

Westchester Glens Villaminiums, Inc.

9.20.16

Rule: In accordance with the By-Laws and Declarations of the Westchester Glens Villaminiums, Inc. the following rule will be in full force and effect.

Pets and Animals:

1. Animals and pets shall be restricted to cats, dogs, fish, domestic birds, hamsters, gerbils, turtles, guinea pigs and rabbits. No other animals shall be allowed or suffered in the Association.
2. All dogs and cats must be inoculated against rabies by a duly qualified and licensed veterinarian and shall also be inoculated in like manner in such cases of emergency whenever ordered by the Board of Health of the State of Indiana.
3. When outside of the Dwelling Unit, all dogs and cats must be accompanied by an attendant who shall have such dog/cat firmly held by collar and leash, which leash shall not exceed eight (8) feet in length. No cats or dogs shall be permitted to run at large outside of the Dwelling Unit.
4. The owner/custodian of each animal and pet and/or the individual walking same is required to clean up after the pet/animal.
5. The owner/custodian of the animal or pet shall remove his or her animal or pet from the Association when such animal or pet emits excessive noise such that same may be heard outside of the Dwelling Unit.
6. Any pet/animal owner's right to have a pet/animal reside in or visit the Association shall have such right revoked if the pet/animal shall create a nuisance or shall become a nuisance as may be determined by the Board of Directors of the Association.