

Prospective Buyer:

A Brief Synopsis of the Association Declaration (Association versus Owner responsibilities)

Townhomes		Association	Owner
<i>Maintenance:</i>	Driveway: Repairs	X	
	Snow Removal	X	
	Keeping Clean & Clear of Debris		X
	Association Property	X	
	Roofs & Gutters	X	
	Exterior Siding & Trim	X	
	Windows & Frame along with weather stripping and sill		X
	Doors & Frame along with weather stripping and threshold		X
	Garage Doors & Frame, along with tracks, electrical work & remote		X
	Skylights other than glass breakage	X	
	Skylights glass breakage		X
	Approved Decks / Patios including keeping clean & in good condition		X
	Unit Foundations and Basements		X
	Landscaping	X	
	Approved Landscaping installed by the owner		X
	Sanitary, Storm, Water Conduit or Utility Lines	X	
	From unit foundation to appropriate governmental or utility provider		
	Snow removal	X	
	Fences and or Railings installed by the Association	X	
	Painting of Fences / Doors / Windows	X	
	Internal water damage caused by leakage		X
Z-Lot Line Homes & Single Family Homes		Association	Owner
<i>Maintenance:</i>	Driveway: Repairs / Snow Removal / Keeping Clean & Clear		X
	Association Property	X	
	Roofs & Gutters		X
	Exterior Siding & Trim		X
	Windows & Frame along with weather stripping and sill		X
	Doors & Frame along with weather stripping and threshold		X
	Garage Doors & Frame, along with tracks, electrical work & remote		X
	Skylight complete units		X
	Approved Decks / Patios including keeping clean & in good condition		X
	Unit Foundations and Basements		X
	Landscaping		X
	Sanitary, Storm, Water Conduit or Utility Lines		X
	Walkways including snow removal**		X
	Steps and or Stairs including snow removal		X
	Approved Fences and or Railings		X
	Painting of Fences / Doors / Windows		X
	Water Damage caused by leakage		X

* Based on the current snow removal policy set by the Berkley Square HOA Board

** Based on the current Town of Hamburg snow removal policies

Note: All Owners, Lessees, Family members, Occupants & Guests are bound by the By-Laws of the Declaration.

Abridged Governing Declaration Restrictions:

- 1.) Architectural Guide lines require that a **variance** must be submitted to the Board for approval of any structural changes, alterations or additions to a home or property.
- 2.) Vehicle restrictions include that no commercial vehicle be permitted to remain on the property overnight unless in connection with ongoing & approved construction or with special permission of the Board.
- 3.) Storage on the property of a recreational vehicle, camper or boat for example can not exceed more than 7 days in any 30 day period.
- 4.) Townhome animal restrictions. Birds in a cage, or fish may be kept as pets by the owner. However **only the original owner may have 1 dog or 2 cats** as pets that cannot be replaced upon their demise, without special permission from the Board. Future owners need to get special permission and registration from the Board for any pets they may have or want.
- 5.) Berkley Square Pet Policy applies to the entire community.
- 6.) Parking is permitted in your driveway, be considerate if driveways are shared. The Board has the right to limit parking on the community roads.
- 7.) General restrictions cover display of signage: political signs are not allowed. Garage sale signs need special assigned dates and Board approval. Construction signs are also not allowed.
- 8.) Garbage and recycle totes are to be kept in your garage - out of sight from the street.
- 9.) No above ground pools or playsets/jungle gyms are permitted. And no privacy type fencing is allowed.