

Twin Lakes

Homeowners Association
2850 NE Kendallwood Pkwy, Ste. B
Gladstone, MO 64119

Twin Lakes Responsibility List

Item	Repair or Replacement	CCR	HOA	APRVL	Owner
Decks and Patio Areas	General repair, painting, and staining	XI.1		NO	X
Decks and Patio Areas	NOTE: Replacement, remodeling, or rebuilding of deck requires Board approval	XI.1		YES	X
Driveways	Repair and Replace as needed NOTE: change in materials must coordinate with neighbors	XI.1		NO	X
Driveways	Spraying for weeds in concrete cracks NOTE: Driveways are not for long term storage of ANY vehicles or trailers	XI.1		NO	X
Garage Doors	Installation, routine maintenance, or repairs NOTE: Paint color must match vinyl siding see "Painting" section for more	XI.1		NO	X
Other Exterior Doors	Installation, Repair, or Replacement	XI.1		NO	X
Exterior Modifications	ANY modification made to the exterior of your home	XI.1		YES	X
Foundation	All issues - Paint color must match vinyl siding see "PAINTING" for more info	XI.1		NO	X
Guttering and Downspouts	Replacement, Repair, and routine maintenance to ensure proper drainage NOTE: If paint is necessary, see "Painting" section	XI.1		NO	X
Insurance	Maintaining a full coverage homeowners insurance policy is a requirement NOTE: Twin Lakes HOA MUST be named as a third-party interest on policy	VI.1		NO	X
Community Lakes	All maintenance, insurance, chemical and mosquito treatments	IV.2	X	N/A	
Landscaping	TL Entrance & Center Island- Trim, fertilizer, mulch, maintenance, and replacement	X.5	X	N/A	
Landscaping	All new/replacement, plantings/landscape next to an individual's unit NOTE: If landscaping and plants stay identical NO board approval	X.5		YES	X
Landscaping	Owner handles routine maintenance as outlined in Maintenance Agreement NOTE: Watering is the responsibility of owner (no sprinkler systems), ANY modification of plantings or landscaping cannot take place without Board approval	X.5		NO	X
Lawn	Mow, Trim, Fertilize, Weed control	V.2	X	N/A	
Outdoor Lighting	Replacement of bulbs in outdoor lights near garage, as well as all other outdoor lighting maintenance NOTE: For safety, use adequate bright light bulbs	XI.1		YES	X
Painting	All areas not covered by vinyl siding, ie: doors, foundations, etc. NOTE: See ARC guidelines for more information	XI.1		NO	X
Parking Areas	No storage of any vehicle, trailer, camper, etc. for any amount of time longer than 24 hours	X.10		N/A	X
Pets	City of Gladstone requires all pets be leashed, and waste to be picked up after in common	X.2		N/A	X

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	areas (sidewalks, parks, trails, streets etc.) NOTE: max of 4 pets per household, no more than 2 of any kind				
Roofs	Replacement, and Repairs as needed NOTE: Color choice of roof must match neighbors	XI.1		YES	X
Snow	Removal in driveways will occur once snow as stopped, and there is an accumulation of 2" NOTE: Owner handles shoveling sidewalks, City does the streets	V.2	X	N/A	
Trees	Trim, Mulch, and Fertilize (as needed and budget allows) NOTE: Watering done by Owner	X.1	X	N/A	
Trash Removal, Trash Cans	Trash is collected every Wednesday, except if a holiday falls on Wednesday, in which case it will be collected Thursday. NOTE: Trash cans must be stored INSIDE garages, bulky items must have separate pick, call 311	X.4		N/A	X
Vinyl Siding	Repair and Replacement NOTE: must match neighbors, must notify Board of plans	XI.1		NO	X
Walkways	Repair and Replacement NOTE: must be replaced with same material as original	XI.1		NO	X
Windows	Replacement with windows differing from existing (new size, shape, color)	XI.1		YES	X
HOA = Homeowners Association's Responsibility APRVL = Association Approval Required Owner = Homeowners Responsibility *Any items not listed above default to the owner*					