

# Falcon Townhomes

## Responsibility Matrix

Falcon  
Responsibility

Homeowner  
Responsibility

Parkland Village  
Responsibility

Requires  
Approval

### Common Area Maintenance

	Falcon Responsibility	Homeowner Responsibility	Parkland Village Responsibility	Requires Approval
Common Areas			X	
Street maintenance			Harris County	
Streetlights			Centerpoint	

### Landscaping, Grass & Vegetation

	Falcon Responsibility	Homeowner Responsibility	Parkland Village Responsibility	Requires Approval
Mow, edge, remove clippings	X			
Mulching 1x a year	X			
Replacing dead or diseased vegetation (including turf)		X		
Tree trimming		X		
Adding or embellishing landscaping		X		X
Chemical treatments		X		
Irrigation		X		

### Doors

	Falcon Responsibility	Homeowner Responsibility	Parkland Village Responsibility	Requires Approval
Exterior door - Replace or Paint		X		X
Entry door, frame, glass - Repair or Replace		X		
Hardware - Repair or Replace		X		

### Roof & Roofing Systems

	Falcon Responsibility	Homeowner Responsibility	Parkland Village Responsibility	Requires Approval
Shingles, underlay, decking materials	X			
Flashing and any gutters attached to the roofing eaves	X			
Insulation, trusses, beams		X		
Structure supporting the roof		X		

### Exterior

	Falcon Responsibility	Homeowner Responsibility	Parkland Village Responsibility	Requires Approval
Replacing outward façade material (as defined in CCR)	X			
Painting or staining trim (including garage door)	X			
Studs within walls		X		
Insulation		X		
Foundation/Slab		X		
Sidewalks/Walkways		X		
Driveway		X		
Windows - Glass & Frames		X		

### Fencing

	Falcon Responsibility	Homeowner Responsibility	Parkland Village Responsibility	Requires Approval
Brick wall			X	
Interior lot fencing		X		
Application of clear sealant		X		X

*In instances where responsibility is not clearly defined, the Additional Covenants, Conditions and Restrictions, Exhibit B of Section 57 - Falcon Townhomes Supplement will be the deciding document.*

*Rec'd via email 5/1/24*