

Utilities:	HOA	Owner	Notes
• Homeowner Water, Sewer & Sewer Capacity Charge		X	Billed directly, via submetering company
• Homeowner Electric Usage		X	Billed directly from PSE
• Garbage Service	X		
• Utilities for Systems (water, electric, wifi)	X		Irrigation, Door King Entry, Call Box & Garage Door, Amazon HUB
Grounds:			
• All Community Landscape & Irrigation	X		Landscape maintenance in all planters
• Cleanup/Repair of Common Areas	X		Including Garage, Storage Room, Podium, Pedestrian Access, Utility Rooms, etc., as described in CCRs (please review CCRs for exceptions)
Maintenance/Replacement			
• Common Area Cleaning/Maintenance	X		Maintain Garage, locker area, podium, walkways, etc.
• Building Exteriors		X	Windows, Siding, Roof Decks, etc. (as outlined in CCRs)
• Painting/Staining Exteriors (<i>excludes rooftop deck</i>)	X		
• Signage	X		Community Identification, Directional & Life Safety Signage
Systems			
• CCTV Camera System	X		
• Door King Systems	X		Includes Garage Door and FOB Access points
• Fire System & Backflow Testing	X		Annual Testing as required by State of Washington
• Irrigation System & Backflow Testing	X		Annual Testing as required by State of Washington
• Solar Panels/System	X		HOA performs maintenance and receives applicable solar credits
• HUB Package Delivery System	X		Developer has already paid upfront HUB costs
• Elevators (select units only)		X	Units with elevators are Homeowner's responsibility
Permits:			
• Annual Use Permit - City of Seattle	X		Building Overhangs
Insurance			
• Common Areas	X		
• Replacement Cost of Structures (walls out)	X		
• Interior Space & Belongings (as outlined in CCRs)		X	Please provide your Insurance Agent a copy of the Talta Ballard CCRs