

## **Standard for Repair of Private Driveways**

The Lake Heron Homeowners Association is responsible for the repair, resurfacing or replacement of the original driveway installed by the developer. Additions, or parallel walkways used for side-by-side parking are not the responsibility of the Association.

In determining if a driveway is in need of repair or replacement the Association will have the driveway inspected. Cracks resulting in heaved or uneven pavements exceeding 1/4 of an inch in height will be considered for repair or partial replacement.

Cracks that don't result in heaved pavement but exceed 3/8 of an inch in width will be considered for a temporary repair with a grout, cement or flexible patching material.

Cracks caused trees planted by the developer, tree roots, or contributed to by tree roots planted by the developer, may have the tree root under the crack cut or removed at the written request of the homeowner. The Association will not have any responsibility for injury to the tree, death of the tree, or instability of the tree, as a result of the root trimming or removal.

Driveway subsistence caused by or contributed to by surface drainage, or irrigation modification, must be remedied by the homeowner.

Repairs required that result from unreasonable use of the driveway by the owner/resident that could be expected to damage the driveway shall be the responsibility of the owner of such lot.

The Association is not financially responsible for repairs made by the homeowner, and any repairs or improvement made by the homeowner requires prior Architectural Control Committee approval.

**Note: This standard is intended to serve as a guide to the homeowner, but does not limit the Homeowners Association in carrying out its responsibilities.**

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