



Map Legend

- HOA Responsibility
- Owned by JeffCo Maintained by District
- Metro District Responsibility
- Streets Owned and Maintained by JeffCo
- Residential Lots
- Directors Parcels
- Ward Lake

The following describes the agreement for maintenance/repair responsibilities within the Green Gables Metro District 1 (GGMD1) property once all properties are accepted by the Metro District. The Green Gables Metro District Map on the GGMD1 web site shows all boundaries as filed with Jefferson County. This agreement clarifies responsibilities where the physical boundaries of GGMD1 and Green Gables Homeowners Association (GGHOA) are not clearly delineated by walls/fences/streets or are unclear due to the scale of the map. Maintenance includes landscaping upkeep (mowing, etc.), snow removal, and repairs/replacements (ex., replacing bushes, trees, native areas, grass, and sidewalks).

The following apply to all areas within the GGMD1 community:

- All walls in the community are the responsibility of GGHOA. The metal fencing in Filing 1, Tract A, 1P, 1J, and 1Q is the responsibility of GGMD1.
- GGHOA is responsible for irrigation water costs in all community areas, as described in the agreement between GGMD1 and GGHOA. The Water Services Agreement is posted on the GGMD1 web site.

The following table further clarifies responsibilities by tract. For any tract not listed in this table, use the GGMD1 map to determine the responsible entity.

Filing(s)	Tract(s)	Description of Area	Responsibilities
2	Q, R, I-1	Sidewalk and landscaping bordering the east, south, and west sides of Patio Villas	<ul style="list-style-type: none"> • GGMD1 boundary ends at the innermost edge of sidewalks and goes to the street. • GGHOA boundary starts at the innermost edge of the sidewalks and includes the landscaping between the sidewalks and the walls/fences.
2	G-B, G-C	S Reed St Entrance to Patio Villas	<ul style="list-style-type: none"> • GGMD1 boundary ends at the intersection of Pierce Way and Reed and the innermost edge of sidewalks. • GGHOA is responsible for landscaping starting at the innermost edge of the sidewalks to the wall and the center island south of the gates. • GGMD1 is responsible for the three small areas enclosed by curbs at the entrance to Patio Villas at intersection of S Reed St and S Pierce Way (2 triangular areas and one circular area with the street sign).
2	H-1, O	Sidewalk and landscaping bordering the east side of S Pierce Way (near the intersection with W Jewell Place)	<ul style="list-style-type: none"> • GGMD1 boundary ends at the innermost edge of sidewalk and goes to the street. • GGHOA boundary starts at the innermost edge of the sidewalk and includes the landscaping between the sidewalk and the walls/fences.

2	P, L-1, M	<p>Sidewalk and landscaping along Jewell Ave and entryway pillars</p> <p>Note: City of Lakewood handles the snow removal on Jewell Ave. (Filing 2, Tracts P and L-1).</p>	<ul style="list-style-type: none"> • GGMD1 is responsible for the area from the north edge of the wall (facing Jewell Ave.) to the street with the following exceptions: • At the SE corner of Jewell Ave and S Pierce Way, GGHOA is responsible for tract 2-J. This tract is bordered to the west by the S Pierce Way sidewalk, to the south by the wall, and to the east by the small section of north/south wall. The north boundary is formed by the projection of a straight line from northeastern wall pillar westward to the S Pierce Way sidewalk forming a rectangle. • At the SW corner of Jewell Ave and S Pierce Way, GGHOA is responsible for a rectangular area not shown as a separate tract on the map. This area is bordered to the east by the S Pierce Way sidewalk, to the south by the wall, and to the west by the small section of north/south wall. The north boundary is formed by the projection of a straight line from the northwestern wall pillar eastward to the S Pierce Way sidewalk. • At the SE corner of the intersection of Upham St. and Jewell Ave., GGHOA is responsible for a small area not delineated on the map. This area is bordered on the east by the small section of north/south wall, on the north by the Jewell sidewalk, on the west by the Upham St. sidewalk, and the south by the small east/west section of wall. • GGHOA is responsible for the low stone walls in these three areas.
3	B, F, M	<p>Gravel path, sidewalk and native area on the west side of S Reed St., north of the single-family homes, going up to the clubhouse</p>	<ul style="list-style-type: none"> • GGMD1 boundary starts at the north edge of the W. Asbury PL single-family homes' back fences (excluding the fences) and north of a straight line from the east most single-family fence post to where the gravel path intersects the sidewalk and from there a straight line to the monument (on the west side of Reed). • The sidewalk and south is GGHOA responsibility. • The gravel path and north is GGMD1 responsibility.

2 & 3	C-1, 2-M 2-P	Native area bordering east side of Jewell Pl. homes and west side of Newland St. (Northeast portion of 3-C-1)	<ul style="list-style-type: none"> • The three pine trees that are in a straight roughly north/south line, the water quality (detention) pond, W Jewell Ave, and S Newland St define the maintenance responsibility boundary of the NE portion of 3-C-1. GGMD1 3-C-1 boundary is east of the trees, north of the detention wall (including the detention basin) going to S Newland St, and north to W Jewell Ave. • GGHOA 2-M boundary is the trees (includes the trees) west and area north of the detention basin.
3	C-1, N	Native area bordering the west side of Newland St and the single-family homes on the north side of W Asbury Pl., east of Reed St (Southwest portion of 3-C-1)	<ul style="list-style-type: none"> • GGMD1 north boundary follows the back fences of the single-family homes on W Jewell Place (excluding the fences). • GGMD1 south boundary starts at the north edge of the W Asbury PL single-family homes' back fences (excluding the fences) and a straight line from the easternmost fence post to S Newland St and westward to Reed St. • GGHOA north boundary (3-P-2) starts at the straight line from the easternmost fence post to Newland St.
3	E-1, Q, R-1)	Sidewalk and landscaping bordering the east side of Upham St. from the bridge to W Woodard Dr.	<ul style="list-style-type: none"> • GGMD1 boundary ends at the east most edge of sidewalk and goes to the street. • GGHOA boundary starts at the east most edge of the sidewalk and goes east, which includes the common area landscaping between the sidewalk and the single-family homes and paired homes.

Tract 3-B (boat ramp) nearest Ward Lake is the responsibility of GGHOA Estate Homes.

Tract 3-H excludes the fenced area containing the gas depot. This fenced area (including the fence) and the small tract of land directly behind it to the south is maintained by Xcel Energy.