

Sidewalk Maintenance Policy

Waterford Master Owners Association, Inc. (WMOA) will inspect sidewalks within the boundaries of Waterford annually prepare a list of failures, and determine actions required to effect repair.

Repair Criteria

1. Sidewalks lifted over 1" will require removal and replacement of the slab(s).
2. Sidewalks lifted ½" to 1" will be repaired by grinding.
3. Sidewalks lifted less than ½" are not affected by this policy.
4. Cracked sidewalks will be reviewed by the Infrastructure Committee for a final determination.
5. Spalling will be reviewed by the Infrastructure Committee for a final determination.

Responsibilities

1. If there is no evidence of homeowner or resident causing the failure (landscaping, vendors, etc.) WMOA will pay for repairs.
2. If the sidewalk is damaged due to owner, resident, or vendor neglect, the owner will be held responsible for repair costs.
3. If homeowner's or resident's landscaping (plants, trees, etc.) is the cause of the failure, the homeowner will be held responsible for repair costs, and will be responsible for its removal.
4. If landscaping is the cause of the failure within the road right-of-way, WMOA will pay for the removal of the planting.

Notification

1. WMOA will notify homeowners to make repairs in a manner described by WMOA. If repairs are not made in a reasonable time, the Infrastructure Committee will notify ACC to proceed with notifying the homeowner via a violation letter and make repairs at the homeowner's expense.
2. The ACC will include a special note on the variance request statement that the owner/applicant is responsible for any damage to the concrete sidewalk, lawn or roadway fronting their property.
3. Homeowners should notify WMOA if they believe a sidewalk is damaged. The Infrastructure Committee will inspect the area and determine if it should be added to the master repair list. The Infrastructure Committee will notify the homeowner of disposition of the complaint.

References: WMOA Covenant, Conditions, & Restrictions

Article V Rights and Obligations of WMOA

Article VII Purpose. Section 1. Operation, Maintenance, and Repair of Common Area

Article VII Purpose. Section 4. Rules and Regulations

Article VIII General Use Restrictions. Section 24. Rules and Regulations

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