

## HOA Responsibilities

1. Improvement and Maintenance of Common areas and Improvements on Common Areas including but not limited to

- A. Pool, Sauna, Hot Tub
- B. Clubhouse
- C. Pond
- D. Pond Deck
- E. Mailbox Cluster
- F. Street Lighting
- G. Perimeter Fence
- H. Signage
- I. Street Signs
- J. Dog Waste Stations

2. Trash Removal- Common Areas

3. Maintenance of irrigation in common areas

4. Painting, repair, maintenance and replacement of Roof, Shingles, sheathing and felt

5. Gutters and Downspouts-repair, maintenance, and replacement (does not include cleaning out the gutters- that is homeowners' responsibility)

6. Repair, maintenance and replacement of exterior building surfaces, which the Board has interpreted to be limited to painting, power washing and caulking of siding and Power washing of brick. (With respect to brick exterior, foundations and siding, this does not include replacement.)

7. Maintenance and replacement of porches, patios, stoops and steps that were part of the original construction.

8. Maintenance and replacement of trees, shrubs, grass, walks, and curbs. The Association's maintenance for the yards on the Lots shall be limited to the following:

- A. annual fertilizing, seeding and aeration
- B. seasonal grass cutting on a reasonable basis
- C. annual mulching and pruning of trees and shrubbery
- D. Association not responsible for any plantings or flower beds installed by the Owner
- E. annual removal of leaves

9. Water connection from a townhome to Water meter, sewer from townhome to county meter.

## **Summary of Maintenance, Repair and Replacement on Lots.**

1. The Association's obligation for any maintenance, repair and replacement on Lots is as set forth in Article IV, Section 2B of the Declaration and does not include: gutter cleaning, replacing siding, brick façade, foundations, decks, driveways, windows (Including Caulking), doors (Including Caulking) and privacy fences.
2. Lot Owners may correctly conclude that the Association has no maintenance, repair or replacement obligations for any portion of a Lot other than what is established by Article IV, Section 2B of the Declaration and as the Board has reasonable determined in its policy resolutions.

### **Notes:**

**Article IV, Section 2.E. of the Declaration provides that the Association is not responsible for any repairing or replacing on the Lot if the "insurance the Owner is required to maintain pursuant to Article VIII, Section 5 covers such repair or replacement."**