

MAINTENANCE RESPONSIBILITY CHART ROSEDALE EAST TOWNHOMES

ITEM	Homeowner	Association
INSURANCE OF STRUCTURE AND CONTENTS OF UNIT (HO-3 POLICY) <i>**In the event that the need for maintenance, repair and/or replacement is caused by fire, lightning, windstorm, hail, explosion, riot, riot attending a strike, civil commotion, aircrafts, vehicles and/or smoke, as the foregoing are defined and explained in the NC Standard Fire and Extended Coverage Insurance Policies, the cost of such maintenance, repair and/or replacement shall be the responsibility of the Owner.</i>	X	
Air Conditioning/Heating (All maintenance, repair & replacement)	X	
Maintenance/Repair of Exterior siding, trim of Unit (incl periodic painting)		X
Normal Wear & Tear of Roofs, Gutters, Downspouts, & Exterior Building Surfaces		X
Exterior Building Hardware and Light Fixtures	X	
Exterior Painted Surface of Doors, Door Frames, Windows, Window Frames, Garage Doors		X
Replacement/Repair of Doors, Door Frames, Garage Doors and frame	X	
Replacement/Repair of Windows and Window Frames	X	
Exterior Railings	X	
Walkway from driveway to front steps, Driveway surface to the garage door		X
Exterior Damage Due To Flood, Fire, Wind, Hail, or Other Insurable Loss	X	
Decks/Patios (All maintenance, repair & replacement of original installation by Builder)	X	
Privacy Panel Between Units		X
Sewer Line servicing One Unit	X	
Sewer Main in Common Area servicing more than One Unit		X
Insect/Rodent Control (All inspections, treatment & control)	X	
Termite Warranty & Annual Inspection (Unit owner must participate in annual inspection for warranty to remain valid. If owner does not participate, owner may be held responsible for cost of any subsequent termite damage found at unit)		X
Landscape Maintenance to include: Mowing, edging, turf maintenance, pruning 2X a year, mulch 1X /year, plant fertilization 1X/yr, leaf removal 2X/yr, periodic weed control in planter beds		X
Watering of plants, lawn	X	
Cleaning/Mtnce of patios, decks, walkways, porches, driveways	X	
Replacement and Repair of patios, decks, porches	X	
Periodic Low Pressure Washing of Building exterior, patios, decks, walkways, porches & driveways (once between paint cycles and prior to painting)		X
Snow & Ice Removal on sidewalks, patios, decks, walkways, porches and driveways	X	
Structural (All maintenance, repair & replacement of building structural components (i.e., walls, floor joists, roof trusses, foundation, etc)	X	
Interior Repairs, including repairs from roof leaks	X	
Cleaning of Vents, Ductwork, Flues, Chimney Servicing Unit.	X	