

MAINTENANCE RESPONSIBILITIES
HERITAGE POINTE HOA, INC.

April 12, 2005

DEFINITIONS

Exterior Walls, Siding and Trim: HOA will provide for essential maintenance, repair and painting of exterior walls (foundation walls), siding and trim.

Doors: HOA will provide for painting of decorative paintable surfaces of exterior entry doors and garage vehicle door. Home Owner is responsible for all doors maintenance and repair.

Windows: HOA will provide for painting of decorative paintable exterior surfaces of windows. Home Owner responsible for window maintenance and repair. The Homeowner is responsible for window screens.

Shutters: HOA will provide for essential maintenance and painting of exterior surfaces.

Stone Surfaces: HOA will provide for essential maintenance on stonework that is part of the exterior home structure. Home Owner is responsible for all non-structure stonework, stonework floors, and landscaping stones and landscaping stonewalls.

Enclosed and Covered Porches: HOA will provide for painting of original house siding and exterior trim for enclosed and covered porches with an integrated roofline. All other maintenance and repair of enclosed and covered porches is the responsibility of the Homeowner. Maintenance, repair and painting of decks and patios are the responsibility of the Home Owner.

Gutters and Downspouts: HOA will provide for painting of gutters and downspouts with exterior trim of house, if originally painted and if necessary. Home Owner responsible for cleaning, maintenance and repair.

Lawn Maintenance: HOA to provide for grass mowing, fertilization, pre-emergent broadleaf herbicide and aeration/seeding. Refer to Landscape & Maintenance Activities Spreadsheet for more detail.

Shrubs, Trees and Plants: HOA to provide for pruning, weeding and mulching of shrubs and ornamental trees in original landscape. Large pine trees not included. Home Owner ultimately responsible for all homeowner installed flowers, additional shrubs and trees. Home Owner responsible for all plant material replacement, after builder warranty expires. Refer to Landscape & Maintenance Activities Spreadsheet for more detail.

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The following lists and definitions are intended to guide the homeowner, the homeowner's association and its Board of Directors along with the property manager.

The Association's responsibilities are established in Article XI, Maintenance the Declaration of Covenants (page 24). Individual owner responsibilities are also established in the Declaration; however, homeowner responsibilities along with those for Town of Wake Forest and related utility companies are not necessarily limited to items on the list.

The Homeowner is responsible for:	The Association is responsible for:
• Gutters – See Definition • Roof • Driveway • Sidewalks • Other Yard Improvements such as retaining walls, drain systems specific to a Homeowner's lot, etc. • All Structure and interior surfaces • Interior and Exterior Plumbing & clogs • Fireplace and chimney flue • Glass surfaces • Windows and screens (including operation of) • Exterior water faucets and electric outlets • Heating & air conditioning systems • Patios and decks including painting/stain • Exterior doors and storm/screen doors (including operation of, and weather stripping, gaskets, frames, sills, locks, keys and knobs) • Exterior light fixtures and bulbs • Gas, water and electricity • Interior and exterior pest control • Homeowner installed additions or modifications • Crawl spaces • Irrigation system • Shrub and Tree replacement • Tree removal • Mailboxes	• Gutters – See Definition • Siding • Exterior Trim • Decorative paintable surface of windows • Decorative paintable surface of exterior doors • Shutters – See Definition • Foundation stucco and paint • Exterior building facade materials such as stacked stone • Lawn maintenance • Maintenance (but not replacement) of shrubs, plants and ornamental trees • Enclosed / Covered Porches – See Definition

Town of Wake Forest and/or Utilities

Garbage & trash collection, Building Inspections, permits, etc., Police & Fire protection, Curbside collection of recycling, Collection of yard waste, Sidewalks