

RIDGELOCH TOWNHOMES			
HOMEOWNERS AND ASSOCIATION RESPONSIBILITIES			
See Important Note at Bottom			
Effective October 31, 2005			
MAINTENANCE	ASSOCIATION		HOMEOWNER
Building:			
Crawl space door	X		
Chimney cap	X		
Chimney flue			X
Gutters and downspouts cleaning	X		
Gutter & Downspout Repair			X
Doors and sliding glass doors			X
Screen and storm doors			X
Exterior building surfaces, trim, siding	X		
Exterior building surfaces, maintenance and painting	X		
Interior damage of ceiling, walls, floors, caused by leaking roofs or siding			X
Mailboxes and supports	X		
Nuisances, removal or extermination of, such as rodents, birds, insects, wood destroying insects, etc.			X
Foundation wall/ crawl space			X
Painting exterior surfaces and doors	X		
Privacy fences -- Comon Area	X		
Privacy Fences - On Deck			X
Retaining walls	X		
Storage building exterior	X		
Storage building floor and interior			X
Termites			X
Common Areas:			
Parking lot/ pavement	X		
Natural areas	X		
Landscaping	X		
Cement sidewalk	X		
Streets	X		
Trees, shrubs, plantings:			
In common areas	X		
Maintenance	X		
Rear Decks and Rear Stairs			
Maintenance (repairs)			X
Cleaning and sealing			X
Repairs due to negligence			X
Replacement			X

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MAINTENANCE	ASSOCIATION		HOMEOWNER
Front Walkways and Stoops			
Maintenance (repairs)	X		
Cleaning and sealing	X		
Repair or replacement due to negligence			X
Replacement	X		
Electrical:			
Electrical service to PE meter	PE/X		
Exterior lighting and outlets			X
All wiring, from meter to panel, and into townhouse			X
Heating, ventilation and air conditioning equipment, including lines, duct, drains, condensers, and electrical connections			X
Gas (natural) system:			
Gas main to the PSNC gas meter	PSNC/X		
From the gas meter to and including the townhouse			X
Plumbing system:			
From city line to meter	CITY/X		
From meter to townhouse	X		
Inside townhouse structure			X
Outside water faucets			X
Hot water heater and equipment			X
Sewer line inside townhouse property line			X
Sewer line in common areas	CITY/X		
Roof:			
Roof covering (shingles, felt)	X		
Roof sheathing	X		
Framing, rafters			X
Skylights			X
Attic fans			X
Windows:			
Original exterior trim and sill	X		
Glass			X
Sash			X
Replacement/Operation			X
Screens			X
Storm windows and doors			X

Note: This Maintenance Responsibility Chart is provided for easy reference only. Final determination of responsibility is governed by the Rules, Regulations, Covenants and By-Laws of the Association and the interpretation of those documents by the Board of Directors.

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