

Maintenance Responsibility Matrix		
Board of Directors Approved 12/14/2020	Reference CC&Rs Sections 11.15 & 8.1	
Area of Responsibility	Unit Owner	Association
Utilities		
Exterior Storm Drains		X
Exterior Sanitation Lines (Common area lines only)		X
Exterior Water Lines (Common area lines only)		X
Building Maintenance		
Air Conditioning	X	
Asphalt maintenance & repairs		X
Brick or mortar siding		X unless due to settling
Exterior alterations by owner (with approval)	X	
Storm & Screen doors / windows	X	
Exterior handrails		X
Bricks and Mortar Steps / Stoops		X unless due to settling
Exterior Painting (excluding doors) *		X
Exterior Doors	X	
Weather-stripping	X	
Front Porches / Steps (structural only)		X
Homeowner Sidewalk & Driveway (includes cleaning)	X	
Patio, Deck and/or Porch Decking	X	
Exterior siding & trim (cleaning/painting/repair) * (excluding frame/door trim)		X
Window framing	X	
Window glass, screens and casements	X	
Shutters		X
Roof & Roof Vents		X
Under Eave Air Vents		X
Foundation Vents	X	
Gutters and down spouts		X
Termite inspection**		X
Termite treatments**		X
Insurance on Common Area		X
Insurance on Lot (including Townhome and other Structures)	X	
Fixtures		
Exterior Water Faucets	X	
Interior plumbing pipes and fixtures	X	
Doorbells, knobs, locks	X	
Exterior electrical fixtures	X	
Equipment and Appliances	X	
Exterior Light Fixtures	X	
Exterior Light Bulb Replacement	X	
Exterior House Numbers	X	
Mailboxes		X
Grounds Maintenance*		
Common Area Maintenance		X
Common Area Concrete Sidewalks		X
Private Roads		X
Pond		X
Facilities		
Pool		X
Parking Access		X

*Exterior painting and grounds maintenance will be performed on a schedule determined by the Board.

**Termite inspections will be performed on a schedule determined by the Board, and spot treatment will occur as recommended by the inspector or as termite activity may be discovered. The Association is not responsible for repairing termite damage, except with respect to exterior siding or improvements for which the Association bears maintenance responsibility.

**** Pest & Termite Consultants Guarantee**

“Repair & Retreatment”: At no additional cost, we will: (i) perform retreatment as necessary to control the pests for which Customer’s structure was initially treated; and (ii) in the event Customer’s structure suffers damage from such pests after the initial treatment, repair the post-treatment damage in a commercially reasonable manner. Damage occurring before the Treatment Date is not covered and we will not be obligated to perform retreatments or repair Customer’s structure in connection with such damage. Damage found after the Treatment Date with no live activity present will be presumed to have occurred before the Treatment Date. In the event live activity is present, but the moisture content in the affected area is greater than 20%, we will perform retreatment only.

“Repair & Retreatment – Excluding Interior Flooring”: The guarantee is provided on the same terms and conditions as the “Repair & Retreatment” option above, except the obligation to repair does not extend to interior flooring.

Maintenance that is identified in this chart as the responsibility of the association must be managed by the association. Homeowners may request that the association undertake maintenance by contacting the association's managers. If a homeowner undertakes maintenance on their own, without working through the association's managers, reimbursement is not guaranteed, even for items identified as the association's responsibility."

The obligations of the Association and Unit Owners are set out in the Declaration of Covenants, Conditions and Restrictions for Umstead Village Townhomes. The foregoing represents an attempt to explain the division of responsibilities between the Owner and the Association, but cannot, however, possibly cover all potential circumstances. The Association reserves the right to review the legal documents and applicable statutes to answer any specific questions that may arise related to maintenance issues. In the event of a conflict, the terms of the Declaration will control.