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April 28, 2021
Via Electronic MailAddison Reserve Homeowners Association, Inc.
Attn: Board of Directors
c/o Community Association Management, Limited
P.O. Box 79032
Charlotte, NC 28271-0030**Re: Addison Reserve HOA – Maintenance Responsibilities**

To Whom It May Concern:

My name is Michael Ganley, and I am the attorney for Addison Reserve Homeowners Association, Inc. (the "HOA"). The purpose of this letter is to give some background and clarity to the issue of the scope and extent of the maintenance responsibilities of the HOA. Your property manager, Community Association Management, requested that I prepare a maintenance responsibility chart to ensure that it mirrors the North Carolina Planned Community Act as codified in N.C.G.S. § 47-F, and the provisions contained within the Declaration of Covenants, Conditions and Restrictions for Addison Reserve at the Park at Perry Creek Subdivision of record at Book 9318, Page 369, Wake County Registry (the "Declaration"), along with all subsequent covenants and amendments, if any.

Below is the reviewed and approved Maintenance Responsibility Chart for the HOA:

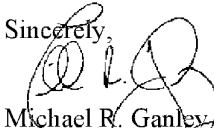
ITEM	HOA	OWNER	AUTHORITY	NOTES
Address Signage		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Columns		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Common Area	x		Article VI	"In addition to maintenance upon the Common Area..."
Doorbells		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Doors		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Doors - Hardware		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Doors - Screen		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Doors - Trim		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Drainage - Community	x		Article II, Section 2	"Common Areas shall include...all storm drainage pipes and detention ponds which serve the Properties..."
Drainage - Single Lot		x	Article II, Section 2	"Common Areas shall include...all storm drainage pipes and detention ponds which serve the Properties...excluding those pipes serving a single Lot"
Driveways		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Exteriors	x		Article VI	"The Association shall provide exterior maintenance upon ...exterior building surfaces..."
Fences - installed by Declarant/HOA	x		Article VI	"The Association shall provide exterior maintenance upon ...fences installed by Declarant or the Association..."

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Fences – installed by Owner		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Foundations and Structure		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Grading – Common Area	x		Article VI	"In addition to maintenance upon the Common Area..."
Grading - Lots		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Grass - Watering	x		Article VI	"The Association shall...repair, replace and care for...grass..."
Gutters, Downspouts & Downspout Extensions	x		Article VI	"The Association shall provide exterior maintenance upon...gutters [and] downspouts..."
HVAC		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Interiors		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Landscaping - other		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Landscaping - removal	x		Article VI	"The Association shall...repair, replace and care for...trees, shrubs, grass..."
Landscaping – trees, shrubs & grass	x		Article VI	"The Association shall maintain...trees, shrubs, grass..."
Lights – Exterior Post	x	x	Article VI	"The Association shall maintain...exterior post lights (excluding electricity thereof and light bulbs)..."
Mailboxes	x		Article VI	"The Association shall maintain...mailboxes..."
Mulch		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Parking Areas (Community)	x		Article VI	"In addition to maintenance upon the Common Area..."
Parking Areas (On Lot)		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Party Walls		x	Article VII, Section 2	"The cost of reasonable repair and maintenance for a party wall shall be shared by the Owners who make use of the wall in proportion to such use."
Patios		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Pest Control		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Porches		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Roof - Sheathing		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Roof - Shingles	x		Article VI	"The Association shall provide exterior maintenance upon...roofs ..."
Roof - Underlay	x		Article VI	"The Association shall provide exterior maintenance upon...roofs ..."
Roof – Vents/Boots		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Shutters		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Siding	x		Article VI	"The Association shall provide exterior maintenance upon ...exterior building surfaces..."
Soffit/Trim		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Spickets		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."

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Utility Lines		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Vents		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Walkways	x		Article VI	"The Association shall provide exterior maintenance upon...walks ..."
Windows		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Windows - Frames		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Windows - Screens		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Windows - Trim		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."

Thank you for allowing me to assist you in this complex process, and you can feel free to contact me if you have any further questions.

Sincerely,



Michael R. Ganley
Attorney at Law