

Ramblewood Townhome Owners Assoc.

Maintenance Responsibilities

The following lists and definitions are intended to guide the homeowner, the Homeowner's Association and its Board of Directors along with the Community Manager.

The Association's responsibilities are established in Article IV of the Declaration of Covenants, Conditions & Restrictions. Homeowner responsibilities along with those for the City of Raleigh and related utility companies are not necessarily limited to items on the list.

The **Association** has accepted responsibility for the following maintenance, repairs and replacement as applicable:

- Driveways & Walkways
- Annual Termite Inspections/Treatments
- Gutters
- Exterior surfaces (paint, repair, replacement & care of)
 - Gutters
 - Downspouts
 - Roofs
 - Shutters
 - Siding
 - Trim
 - Stoops
- Lawn maintenance (including within a homeowner installed fenced area*)
- Maintenance & replacement of originally installed shrubs*, plants* and trees
- Exterior water & sewer lines that serve multiple lots.
- Vinyl divider fence panels
- Mailbox Kiosks (no locks or keys)
- Common Area Items:
 - Private Streets & Alleys
 - Sidewalks
 - Fencing
 - Retaining Walls
 - Pet Stations
 - Benches – Master HOA
 - Pergolas – Master HOA
 - Entrance Monuments – Master HOA
 - BMP Maintenance – Master HOA
 - Fire Hydrants along private streets

The **Homeowner** is responsible for the following maintenance, repairs and replacement as applicable:

- Exterior doors with windows/glass (including garage doors)
- Interior and exterior water & sewer lines that serve only the individual lot.
- Decks
- Foundation
- Mailbox keys & locks (via post office)
- Other Yard Improvements such as retaining walls, owner installed plantings and drain systems specific to a Homeowner's lot, etc.
- All Structure and interior surfaces
- Interior Plumbing & clogs
- All interior surfaces (including repairs for exterior water leaks)
- HVAC & condensation drip lines
- Fireplace and chimney flue
- Glass surfaces
- Windows and screens (including operation of)
- Exterior water faucets and electric outlets
- Patios
- Exterior light fixtures and bulbs
- Gas, water and electricity
- Interior and exterior pest control
- Homeowner installed additions or modifications that require and ARC approval (including fences)

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- Garbage & Recycling collection
- Building inspections, permits, etc.
- Police & Fire protection
- Collection of yard waste
- Streets (Public: Rolston)
- Street Lights

**Note: These services are not the responsibility of the HOA, they are currently offered periodically only while funds are available as a courtesy and may be subject to suspension in the future. Gutter cleaning is currently scheduled for twice per year. . Power-washing of the buildings is currently scheduled every other year.*

****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 smoke, as well as other similar conditions/situations beyond the Associations control, 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.**