

MAINTENANCE / REPAIR RESPONSIBILITY

HOMEOWNER EXTERIOR AND ALL INTERIOR MAINTENANCE, REPAIRS AND REPLACEMENT, INCLUDING:	ASSOCIATION ALL EXTERIOR MAINTENANCE REPAIR AND REPLACEMENT INCLUDING:
Appliances	Roofs, gutters, downspouts & drain pipes
Heating/cooling units	Window frames-exterior (glass not included)
Water heaters	Door frames-exterior (glass not included)
Exhaust fans (all)	Siding
Electrical wiring, telephone, TV cables & satellite dishes	Porches – existing porch rails & front steps
Plumbing (all)	Decks, deck stairs & storage shed structure (excluding door)
Doors (front, rear, shed, screen & storm)	Common areas (pond, lawns, shrubs, trees sidewalks, curbing & Shadowbark – private street)
Fireplaces, chimney screens, firewood	All plantings (in keeping with landscaping plan)
Glass (windows, doors & skylights)	Chimney Caps
Lighting affixed to units	Shadowbark (private street) & parking areas
Garden fences (removal of leaves, brush w/in fences) flower/vegetable planting areas	Lighting not affixed to individual units
Mailbox	Termite inspection (annual) & damage
Decks (care, cleaning, powerwashing & staining) Lattice	Mailbox stands and posts
Acts of God/nature	Signs
	Crawl space door
	** Insurance: Covenants: Article XIII-General Provisions, Section 3. Insurance

- Request & Submit an architectural application to the property manager for Board approval of any architectural change/addition: screening a deck, installation of satellite dish, modifying windows, storm doors etc.