

# Auburn Village Maintenance Responsibility for Detached Attached Homes

| ITEM                                                                                                                                   | Homeowner<br>w/ Detached<br>Home | Association | Ref<br>Item | Homeowner<br>w/ Attached<br>Home | Association | Ref<br>Item |
|----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------|-------------|----------------------------------|-------------|-------------|
| Building Replacement Insurance                                                                                                         | x                                |             |             |                                  | x           | 10.03.      |
| Damage to landscaping caused by resident or guest, autos, repairs, spills, pets, etc.                                                  | x                                |             | 6.05.       | x                                |             | 6.05.       |
| Doors, Patio Doors, Garages and Hardware (repair/replacement)                                                                          | x                                |             | 6.04.       | x                                |             | 6.02.       |
| Drainage on Lots                                                                                                                       | x                                |             | 6.04.       | x                                |             | 6.04.       |
| Cleaning Driveways/Sidewalks/Front Porches                                                                                             | x                                |             | 6.04.       | x                                |             | 6.04.       |
| Electrical or Mechanical Systems (inside or outside)                                                                                   | x                                |             | 6.04.       | x                                |             | 6.04.       |
| Exterior lighting (Fixtures & Bulbs)                                                                                                   | x                                |             | 6.04.       | x                                |             | 6.04.       |
| Exterior periodic cleaning                                                                                                             | x                                |             | 6.04.       |                                  | x           | 6.02.       |
| Exterior periodic painting                                                                                                             | x                                |             | 6.04.       |                                  | x           | 6.02.       |
| Exterior periodic caulking                                                                                                             | x                                |             | 6.04.       |                                  | x           | 6.02.       |
| Garbage receptacles                                                                                                                    | x                                |             |             | x                                |             |             |
| Grass, shrubs, trees (front/side/back)                                                                                                 |                                  | x           | 6.02.       |                                  | x           | 6.02.       |
| Grounds/Landscaping (builder installed)                                                                                                |                                  | x           | 6.04.       |                                  | x           | 6.04.       |
| Grounds/Landscaping (common areas)                                                                                                     |                                  | x           | 6.03.       |                                  | x           | 6.03.       |
| Grounds/Landscaping (homeowner installed)                                                                                              | x                                |             | 6.03.       | x                                |             | 6.03.       |
| Grounds/Landscaping (Enclosed or Fenced Areas/Loose Animal)                                                                            | x                                |             | 3.06 ARC    | x                                |             | 3.06 ARC    |
| Grounds Services: fertilizer, pesticide, algaecide, or fungicide (customary application - no spot treatments)                          |                                  | x           | 6.03.       |                                  | x           | 6.02.       |
| Gutter Cleaning                                                                                                                        | x                                |             | 6.04.       |                                  | x           | 6.02.       |
| Gutters and downspouts replacement and repair                                                                                          | x                                |             | 6.04.       |                                  | x           | 6.02.       |
| Heating/AC units & feeder lines                                                                                                        | x                                |             | 6.04.       | x                                |             | 6.04.       |
| Insurance Coverage - Common Areas only                                                                                                 |                                  | x           | 10.03.      |                                  | x           | 10.03.      |
| Interior repairs caused by leaks                                                                                                       | x                                |             | 6.04.       | x                                |             | 6.04.       |
| Irrigation at entrances                                                                                                                |                                  | x           | 6.03.       |                                  | x           | 6.03.       |
| Mailbox repair/replacement (normal use)                                                                                                |                                  | x           | 7.17.       |                                  | x           | 7.17.       |
| Meter leaks or replacement                                                                                                             | x                                |             | 6.04.       | x                                |             | 6.04.       |
| Mortar/Rebar/Tie beams                                                                                                                 | x                                |             | 6.04.       | x                                |             | 6.04.       |
| Mulch                                                                                                                                  |                                  | x           | 6.03.       |                                  | x           | 6.02.       |
| Party Walls- shared by owner                                                                                                           | N/A                              | N/A         | N/A         | x                                |             | 4.13.b      |
| Patio/Terraces/Decks and Stairs                                                                                                        | x                                |             | 6.04.       | x                                |             | 6.04.       |
| Pest control- inside home                                                                                                              | x                                |             | 6.04.       | x                                |             | 6.04.       |
| Plumbing (interior or exterior)                                                                                                        | x                                |             | 6.04.       | x                                |             | 6.04.       |
| Porches                                                                                                                                | x                                |             | 6.04.       | x                                |             | 6.04.       |
| Porch Roof and Decorative Columns                                                                                                      | x                                |             | 6.04.       | x                                |             | 6.02.       |
| Parking areas for amenities                                                                                                            |                                  | x           | 6.01.       |                                  | x           | 6.01.       |
| Repair/Maintenance of Architectural changes                                                                                            | x                                |             | 6.04.       | x                                |             | 6.04.       |
| Replanting of trees and shrubs (Installed by the Declarant)                                                                            |                                  | x           | 6.03.       |                                  | x           | 6.03.       |
| Reseeding/Resodding/Replanting of grass (Installed by Declarant Only)                                                                  |                                  | x           | 6.03.       |                                  | x           | 6.03.       |
| Roof repair/Leaks/Replacement/Roof decking (sheathing)                                                                                 | x                                |             | 6.04.       |                                  | x           | 6.02.       |
| Roof Flashing/fascia and soffit                                                                                                        | x                                |             | 6.04.       |                                  | x           | 6.02.       |
| Roofing boots around vents                                                                                                             | x                                |             | 6.04.       |                                  | x           | 6.02.       |
| Roof trusses/joists/structural elements                                                                                                | x                                |             | 6.04.       | x                                |             | 6.04.       |
| Screens, screen doors, porches                                                                                                         | x                                |             | 6.04.       | x                                |             | 6.04.       |
| Sewer lines- repair, replacement and clean out of sewer lines and facilities located upon such Owner's Lot from clean-out to the unit. |                                  | x           | 6.04.       |                                  | x           | 6.04.       |
| Sidewalks/Driveways                                                                                                                    | x                                |             | 6.04.       | x                                |             | 6.04.       |
| Siding (hardi board)                                                                                                                   | x                                |             | 6.04.       |                                  | x           | 6.02.       |
| Stormwater Control Facilities                                                                                                          |                                  | x           |             |                                  | x           |             |
| Structural problems                                                                                                                    | x                                |             | 6.04.       | x                                |             | 6.04.       |
| Termite warranty                                                                                                                       | x                                |             | 6.04.       |                                  | x           | 6.02.       |
| Water lines outside of foundation wall                                                                                                 | x                                |             | 6.04.       | x                                |             | 6.04.       |
| Water lines from meter wall to interior                                                                                                | x                                |             | 6.04.       | x                                |             | 6.04.       |
| Weather-stripping                                                                                                                      | x                                |             | 6.04.       | x                                |             | 6.04.       |
| Windows (repair/replace/reconstruction)                                                                                                | x                                |             | 6.04.       | x                                |             | 6.02.       |
| Window fixtures & hardware                                                                                                             | x                                |             | 6.04.       | x                                |             | 6.02.       |
| Window glass                                                                                                                           | x                                |             | 6.04.       | x                                |             | 6.02.       |