

Construction Damages

Any damage to vegetation or common area facilities caused by the Applicant, their contractors, subcontractors, agents or employees must be corrected immediately to the satisfaction of the Board and the owner of the damaged property. If the damage is not corrected, the Association may repair such damage and assess the costs of repair to the Applicant.

Conduct

The applicant must ensure that all contractors and subcontractors control the conduct of their employees while working in the community. Loud music, profanity and other behavior, which is unbecoming, will not be tolerated. Employees violating this policy may be asked to leave the premises and may be denied future access to the community.

Site Cleanliness

All **work sites** must be maintained in a clean and orderly manner at all times. The storage of materials should be in an inconspicuous location within the site and stored neatly and orderly. All construction debris shall be cleared from the premise on a regular basis.

LIMITATION OF LIABILITY

Plans and specifications are not approved for engineering or structural design or quality of materials and by approving such plans and specifications, neither the Declarant, Board of Directors, the members thereof, nor the Association or its Architectural Committee assumes liability or responsibility therefore, nor for any defect in any structure constructed from such plans and specifications. Neither the Declarant, Association's Board of Directors nor the officers, directors, members' employees, and agents of any of them shall be liable in damages to anyone submitting plans and specifications to any of them for approval or to any Owner affected by these restrictions by reason of mistake in judgment, negligence, or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve or disapprove any such plans or specifications. Every person who submits plans or specifications and every Owner agrees that such person or Owner will not bring any action or suit against the Declarant, Association, committees, or the officers, directors, members employees, and agents of any of them to recover any damages

TOWNHOME ASSOCIATION MAINTENANCE

The Main Street Square Townhome Association will repair, replace and care for:

Paint
Roofs
Gutters and downspouts
Exterior building surfaces
Trees shrubs, grass (Owners must water or HOA will not replace)
Sidewalks
Mailboxes
Fences installed by Builder
Exterior post lights

Main Street Square Townhome OWNERS are responsible for the repair, replacement and care of:

Windows, window frames
Doors door frames
Glass surfaces
Screens for windows and doors
Wood decks
Patios
Driveways
Any improvements contained within courtyards or areas secured by the owner or the repair or reconstruction of any improvements on any Lot.
All other structural components of a Living Unit that are not specified to be the responsibility of the Association, including reasonable repairs resulting from water infiltration from the exterior of the building.