

RENAISSANCE AT REGENCY COTTAGES MAINTENANCE RESPONSIBILITY - February 2019

This chart is a summary of maintenance responsibilities based on the requirements stated in the Declaration of Covenants, Conditions and Restrictions. Also, please refer to Footnote 1.

ITEM	Homeowner	Association (See Footnotes 2 & 3)
Attic power vents and fans	✓	
Chimney Cap		✓
Chimney Flue and Firebox	✓	
Chimney Siding/Brick Exterior		✓
Common area lighting		✓
Crawl Spaces	✓	
Decks - Exterior - Cleaning, Sealing and Staining	✓	
Decks - Exterior, Repairs (Refer to the FAQ's for clarification)		✓
Exterior decking sealing and staining	✓	
Door hardware, handles, keys	✓	
Door Repair/replacement (all doors and framing and trim including garage door)	✓	
Driveways	✓	
Electrical fixtures (except in common areas)	✓	
Exterior Building Surfaces (including fascia, front porch ceiling, and trim, shutters)		✓
Exterior Building Surfaces (inside covered screen porch)	✓	
Exterior Door finish (exterior side only; on community wide schedule)		✓
Exterior house numbers		✓
Exterior water spigots	✓	
Fencing		✓
Foundation/structural parts of home	✓	
Garbage receptacles	✓	
Glass surfaces on windows and exterior doors (including seals)	✓	
Grounds/Landscaping (builder installed)		✓
Grounds/Landscaping (homeowner installed; requires ARC approval)	✓	
Grounds/Landscaping (common areas)		✓
Gutter/Downspout (Cleaning and repair. Replace with 6" gutter when damaged)		✓
Heating/AC units & feeder lines	✓	
Ice and snow removal- from private streets.		✓
Ice and snow removal- from walkway, sidewalks, driveways	✓	
Interior repairs caused by leaks (irrespective of the cause)	✓	
Light fixtures - Exterior post lights, builder installed		✓
Mailbox repair/replacement		✓
Meter leaks or replacement	✓	
Patios - All (including concrete and pavers)	✓	
Pest and termite control- interior and exterior, inspection and treatment	✓	
Roof repair/Leaks/Replacement		✓
Railings, front porch metal		✓
Screens, screen doors & screened porches (interior and exterior)	✓	
Sewer line from and including cleanout to unit	✓	
Sewer lines from common cleanout (not including the cleanout) to city line		✓
Siding & Trim (Repair. Cleaning & painting on community wide schedule)		✓
Skylights and solar tubes	✓	
Steps to front porch/door	✓	
Storm doors (Not allowed in front of home)	✓	
Structural problems	✓	
Vent systems - All (e.g. dryer vents, bathroom exhaust, stove vent, etc.)	✓	
Walkways/Sidewalks (Common areas)		✓
Walkways/Sidewalks (inside homeowner's property line)	✓	
Water lines from meter to city line		✓
Water lines from meter wall to interior	✓	
Weatherstripping	✓	
Windows - All (including glass surfaces and window screens)	✓	

- (1) Homeowners are responsible for maintenance or repair of:
 - a) Landscaping or facility improvements added by the homeowner;
 - b) Damage caused by homeowner or their guest, pets, workmen, etc., including but not limited to negligence or damage of landscaping, siding, roofing, etc. or any common areas; and
 - c) Damage covered by homeowners insurance (such as storm damage), whether or not insurance is in effect.
- (2) Repairs will be made with "like-kind" materials and shall not include damage covered by homeowner insurance, caused by homeowner negligence, or construction defects covered by builder warranty. In addition, where a repair may resolve an issue, replacement will not be required. In all instances, the HOA will evaluate necessary repairs on a case-by-case basis.
- (3) When the HOA sends a contractor to perform work, it should not be assumed that HOA is responsible for payment. Any portion of work that is determined to be the owner's responsibility will be paid by the owner.

RENAISSANCE COTTAGES AT REGENCY HOMEOWNERS ASSOCIATION (HOA) HOA RESPONSIBILITY FOR MAINTAINING AND REPAIRING DECKS (01/08/19)

1. Repairs are limited to exterior decking and support structures *outside of a screened porch*.
2. Repairs only cover decking installed by the builder prior to closing of the home.
3. Repairs are limited to only the actual damage or deterioration needing to be addressed; and repairs are to be performed with “like-kind” (i.e. – same or similar quality) materials. If maintenance will repair or remediate a problem, replacement of the deck (or decking boards) is not required. Examples:

- Belt sanding to knock-off loose pieces of top coat of boards; or
- When cupping can be corrected by either sanding or flipping a board over and re-attaching.

(The fact that a homeowner wants the HOA to do more than what is needed, does not mean the HOA is required to do so.)

4. The HOA is not responsible for:

- **Any decking components within the interior of a screened porch** (An area is “secured by the homeowner”)
- **Staining** – Even if any new boards don’t match the remainder of the deck
- **Requests of the homeowner for any work that exceeds actual damage/ deterioration needing to be repaired**
Examples – HOA not responsible for replacing all boards when only a few boards need replacing or repaired.
- **Requests of the homeowner to upgrade of quality of materials used**
Examples - HOA not responsible for homeowner requests to replace damaged boards with Trex or higher-quality wood boards
- **Repairs if damage is the result of Homeowner action or neglect**
Examples:
 - Homeowners causes a fire or burns the deck from use of a grill
 - Failure to maintain water drainage which damages underlying foundation to deck.
 - Any other homeowner negligence causing damage to the deck.
- **Repairs if damage caused by construction defects.**
The Board of the HOA may decide to conduct repairs, but the HOA must be permitted to bring action against the developer and/or contractor to seek recovery of repair costs.