

Smith Farm of Apex Townhomes Maintenance Responsibility

Ref item	ITEM	Homeowner	Association
			x
	Common sidewalk maintenance		x
IX.1	Damage to landscaping caused by resident or guest, autos, repairs, spills, pets, etc.	x	
XIV.1	Decks	x	
XIV.1	Doors/Windows (repair/replacement/reconstruction)	x	
XIV.1	Doors, Patio Doors, Garages and Hardware (repair/replacement)	x	
	Driveways/Sidewalks/Front Porches	x	
XIV.1	Electrical or Mechanical Systems (inside or outside)	x	
XIV.1	Exterior lighting (Fixtures & Bulbs)	x	
XIV.1	Exterior periodic cleaning		x
XIV.1	Exterior periodic painting		x
XIV.1	Exterior periodic caulking		x
	Garbage receptacles	x	
XIV.1	Grounds/Landscaping (builder installed)		x
XIV.1	Grounds/Landscaping (common areas)		x
IX.2(b)	Grounds/Landscaping (homeowner installed)	x	
IX.2(b)	Grounds/Landscaping (Enclosed or Fenced Areas/Loose Animal)	x	
XIV.1	Grounds Services: fertilizer, pesticide, algicide, or fungicide (customary application - no spot treatments)		x
XIV.1	Gutter Cleaning		x
XIV.1	Gutters and downspouts replacement and repair		x
XIV.1	Heating/AC units & feeder lines	x	
XIV.3(i)	Insurance Coverage - Building Shell		x
XIV.1	Interior repairs caused by leaks	x	
	Irrigation Lines/Facilities (Installed by Declarant)		x
XIV.1	Grass, shrubs, trees (front/side/back)		x
	Mailbox repair/replacement (normal use)		x
XIV.1	Meter leaks or replacement	x	
XIV.1	Mortar/Rebar/Tie beams	x	
XIV.1	Mulch		x
XIV.7(a)	Party Walls- shared by owner	x	
XIV.1	Patio/Terraces/Decks and Stairs	x	
XIV.1	Pest control- inside home	x	
XIV.1	Plumbing (interior or exterior)	x	
XIV.1	Porches	x	
XIV.1	Porch Roof and Decorative Columns		x
IX.1	Private road & parking areas		x
IX.2	Repair/Maintenance of Architectural changes	x	
XIV.1	Replanting of trees and shrubs (Installed by the Declarant)		x
XIV.1	Reseeding/Resodding/Replanting of grass (Installed by Declarant Only)		x
XIV.1	Roof repair/Leaks/Replacement/Roof decking (sheathing)		x
XIV.1	Roof Flashing/fascia and soffit		x
XIV.1	Roofing boots around vents		x
XIV.1	Roof trusses/joists/structural elements	x	
XIV.1	Screens, screen doors, porches	x	
XIV.1	Sewer lines from common cleanout to city line	x	
IX.2	Sidewalks/Driveways	x	
XIV.1	Siding (hardi board)		x
IX.1	Stormwater Control Facilities		x
IX.1	Street Lighting (Private Streets)		x
XIV.1	Structural problems	x	
	Termite warranty		x
XIV.1	Water lines outside of foundation wall	x	
XIV.1	Water lines from meter wall to interior	x	
XIV.1	Weatherstripping	x	
XIV.1	Windows (repair/replace/reconstruction)	x	
XIV.1	Window fixtures & hardware	x	
XIV.1	Window glass	x	