

EXHIBIT D

Exterior Maintenance

Maintenance, Repair or Upkeep Obligation	Responsible Party	
	Association	Owner
Roof		
Roof replacement only when the Board determines at its sole and absolute discretion that replacement is necessary or if repair is the result of a casualty covered by the Association's insurance policy	X	
Routine maintenance and repair		X
Shingles, flashing and other roof components		X
Structural components to the roof		X
Gutters & downspouts		X
Exterior Surfaces		
Painting, only when the Board determines at its sole and absolute discretion that exterior paint needs to be replaced due to the life of the painted surface	X	
Touch-up painting		X
Pressure washing		X
Caulking		X
All other maintenance and repair		X
Foundations, Footings and Waterproofing (above and below grade)		X
Garage Doors		
Painting in connection with the painting of the exterior of the Townhome Dwelling only when the Board determines at its sole and absolute discretion that the exterior paint needs to be replaced due to the life of the painted surface	X	
Touch-up painting		X
Pressure Washing		X
Equipment and Operation		X
All other maintenance and repair		X
Decks		

• Painting/staining only when the Board determines at its sole and absolute discretion that the exterior paint or stain needs to be replaced due to the useful life of the painted or stained surface	X	
• Touch up painting or staining		X
• Routine cleaning of deck surfaces		X
• Joists and structural components		X
• All other maintenance and repair		X
Exterior Lighting		
• Attached to, exclusively serving or located on the Townhome Dwelling		X
• Exterior lighting that serves more than one Townhome Dwelling	X	
Driveways, Walkways and Steps		X
Windows, Doors, Glass, Frames, Screens and Hardware		X
HVAC Equipment (regardless of whether inside or outside the boundaries of the Townhome Dwelling)		X
Rooftop Terraces (including structural components)		X
Pipes, Wires and Conduits		
• If serving only 1 Townhome Dwelling		X
• If serving more than 1 Townhome Dwelling or a Townhome Dwelling and Common Area	X	
Hose Bibs		X



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It is part of the recorded document and must be submitted with the original for re-recording.

Charles P. Gilliam
Register of Deeds
Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

☐ New Time Stamp

☐ \$25 Non-Standard Fee

☐ Additional Document Fee

☐ Additional Reference Fee

This Customer Group

_____ # of Excessive Entities

_____ # of Time Stamps Needed

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