

LENNOX AT BRIER CREEK HOA

Maintenance Responsibilities

Dated: June 14, 2021

The following lists and definitions are intended to guide the homeowner, the Homeowner's Association, and its Board of Directors along with the Community Manager. The Association's responsibilities are established in Article VI, Section 1 of the Declaration of Covenants, Conditions & Restrictions (Pages 13-14). Individual owner responsibilities are also established in the Declaration; however, homeowner responsibilities along with those for the City of Raleigh and related utility companies are not necessarily limited to items on the list.

	RESPONSIBILITY		
	Association	Owner	City of Raleigh
<u>Exterior (Maintenance, Repair, Replace)</u>			
All Common Area Items including Amenity Center (Clubhouse, Pools, Fitness Center, etc.)	X		
Annual Termite inspection/treatments	X		
Benches	X		
Common area birdhouse	X		
Common area fencing	X		
Common Area Pergolas	X		
Common area pest control	X		
Curbs	X		
Downspouts	X		
Drainage (common areas)	X		
Driveways	X		
Entrance Monuments	X		
Exterior Doors (original construction; does not include hardware or glass)	X		
Exterior Façade (brick or stone)	X		
Exterior Painting (all surfaces that are accessible from outside)	X		
Exterior water & sewer lines that serve multiple lots on private streets	X		
Fire Hydrants along private streets	X		
Gas Lanterns	X		
Garage Doors (includes only the painting of on-site painted doors. No replacement or repair including glass surfaces)	X		
Gutters	X		
Kiosk Lights	X		
Landscaping & Maintenance of Ponds	X		

	RESPONSIBILITY		
	Association	Owner	City of Raleigh
Exterior (Maintenance, Repair, Replace)			
Lawn Maintenance (mowing, edging, blowing, mulching, fertilizing, general ground repairs)	X		
Mail Kiosks	X		
Parking lots/street parking areas/parking pads	X		
Pergola(s)	X		
Pet Stations	X		
Power washing: monuments, pillars (address, entrance, and fence at Alm & Bruckhaus), clubhouse, bathhouse, pool deck, kiosks, common area retaining walls, sidewalks, all vendor accessible exterior home surfaces including gutters, soffits, downspouts, siding, trim, exterior doors, garage doors, porches (both open and screened & concrete floors), balconies, carport walls and ceilings and floors, courtyard patio walls, and sidewalks	X		
Retaining Walls in common areas	X		
Private Streets & Alleyways	X		
Radon Treatment (clubhouse)	X		
Replacement of shrubbery, plants & trees in the common area as deemed necessary by the Board of Directors	X		
Roofs	X		
Security Cameras	X		
Shutters	X		
Sidewalks	X		
Siding (Including porch, balcony, and carport walls and ceilings)	X		
Snow Removal (private streets)	X		
Stoops	X		
Street Signs (along private streets)	X		
Tree Maintenance (only Builder/HOA installed)	X		
Trim	X		
Trimming of Shrubbery (only Builder/HOA installed)	X		
All Interior Surfaces (including repairs for exterior water leaks)		X	
Balconies		X	
Building Inspections, permits (obtained at City of Raleigh)		X	
Cable/internet boxes		X	
Decks		X	
Dryer Vents		X	

	RESPONSIBILITY		
	Association	Owner	City of Raleigh
Exterior (Maintenance, Repair, Replace)			
Drainage (contained within a HO lot). If vendor confirmed HOA common area drainage concern is causing the issue, then HOA responsibility		X	
Exterior light fixtures and bulbs		X	
Exterior water faucets and electric outlets		X	
Fence (HOA Approved/Owner Erected)		X	
Fireplace and chimney flue		X	
Foundation		X	
Garage Doors (includes those painted in factory prior to installation)		X	
Gas, water, and electricity lines and service		X	
Glass surfaces (including doors, windows, and garage doors)		X	
Homeowner installed additions or modifications that require ARC approval (including fences)		X	
HVAC condensation and drain lines (including keeping clear of mulch to prevent clogs)		X	
HVAC Pads		X	
HVAC Systems		X	
Interior and Exterior Pest Control of Homes		X	
Interior and exterior water & sewer lines that serve only the individual lot		X	
Interior Plumbing & clogs		X	
Key Card replacement		X	
Landscaping within an enclosed fence area		X	
Lawn (watering)		X	
Mailbox keys & locks (via Post Office)		X	
Other yard improvements such as retaining walls, owner installed plantings and drain systems specific to a HO's lot, etc.		X	
Patio (including extensions, front and back, and courtyard)		X	
Porch Floors (excluding power washing)		X	
Porch Screen Doors		X	
Porch and Window Screens		X	
Radon Treatment (excluding clubhouse)		X	
Replacement of Shrubbery, plants & trees within property lines		X	
Snow Removal (sidewalk leading to common sidewalk, and driveway)		X	
Vinyl Divider privacy panels		X	
Windows and Screens (including operation of)		X	

	RESPONSIBILITY		
	Association	Owner	City of Raleigh
<u>Exterior (Maintenance, Repair, Replace)</u>			
Collection of Yard Waste			X
Garbage & Recycling Collection			X
Public Streets/Roads and Sidewalks (Glenn Autumn to traffic circle, Falkwood to traffic circle; Bruckhaus to Globe)			X
Public Streets/Roads and Sidewalks (Glenn Autumn to traffic circle, Falkwood to traffic circle; Bruckhaus to Globe)			X
Street Lights			X
Street Signs (along public streets)			X

NOTE:

1. The Association shall not be responsible for repairing any damage caused by the negligent or willful act or omission of the Owner of such Unit or Live/Work Unit or such Owner's tenants, subtenants, or family members, or the guests, invitees or contractors of any of them.

2. Each homeowner (HO) is responsible for conducting inspections of their property and reporting maintenance issues/concerns to the Management Company for resolution. Failure to do so can result in the denial of HOA repairs.