

## Groves at Morrisville Maintenance Responsibility Chart

| ITEM                                                                                                                                                                   | Homeowner | Association |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------|
| Areas under the townhomes and decks                                                                                                                                    | XXX       |             |
| Attic power vents and fans and periodic cleaning of dryer vents                                                                                                        | XXX       |             |
| Common area lighting                                                                                                                                                   |           | XXX         |
| Damage to landscaping and common areas including driveways caused by improper parking by resident, employee or guest by autos, repairs, spills, negligence, pets, etc. | XXX       |             |
| Electrical fixtures (except in common areas)                                                                                                                           | XXX       |             |
| Exterior Plants not installed by the Builder                                                                                                                           | XXX       |             |
| Exterior water spigots                                                                                                                                                 | XXX       |             |
| Electrical fixtures and lines with the exception of common areas                                                                                                       | XXX       |             |
| Extra cost of painting due to owner negligence (changing the color or using the wrong type of paint)                                                                   | XXX       |             |
| Foundation & all structural parts of the house and decks and any related problems with surface floor of porches or decks.                                              | XXX       |             |
| Grounds maintenance inside fenced area                                                                                                                                 | XXX       |             |
| Grounds/Landscaping (builder installed)                                                                                                                                |           | XXX         |
| Grounds/Landscaping (common areas)                                                                                                                                     |           | XXX         |
| Grounds/Landscaping (homeowner installed)                                                                                                                              | XXX       |             |
| Gutter & Downspout Cleaning                                                                                                                                            |           | XXX         |
| Gutter & Downspout replacement and repair                                                                                                                              |           | XXX         |
| Heating/AC units & feeder lines                                                                                                                                        | XXX       |             |
| Ice and snow removal                                                                                                                                                   | XXX       |             |
| Insurance (common property liability and all Association owned amenities)                                                                                              | XXX       |             |
| Insurance (Property-building structure and foundation, liability and personal content)                                                                                 |           | XXX         |
| Exterior drainage (except gutters & downspouts)                                                                                                                        | XXX       |             |
| Interior repairs caused by leaks or failures                                                                                                                           | XXX       |             |
| Mailbox repair/replacement (normal use)                                                                                                                                |           | XXX         |
| Repair and replacement of decks, railings & steps installed by Builder.                                                                                                |           | XXX         |
| Pest control (inside and outside) with the exception of termites                                                                                                       | XXX       |             |
| Private road & parking area repair                                                                                                                                     |           | XXX         |
| Removal of exterior plants on decks, entrance areas or fences such as ivy or vines.                                                                                    | XXX       |             |
| Repair/Maintenance of Architectural changes                                                                                                                            | XXX       |             |
| Roof repair/Leaks/Replacement                                                                                                                                          |           | XXX         |
| Storm doors, screens and storm windows, including repair, replacement and painting between regular paint cycles.                                                       | XXX       |             |
| Sewer lines from cleanout to the common line.                                                                                                                          | XXX       |             |
| Siding & trim (cleaning/painting/repair)                                                                                                                               |           | XXX         |
| Structural problems                                                                                                                                                    | XXX       |             |
| Termite inspection and retreatment (no damage warranty included)                                                                                                       |           | XXX         |
| Walkway maintenance                                                                                                                                                    |           | XXX         |
| Water lines from meter to the homeowner unit.                                                                                                                          | XXX       |             |
| Water lines from meter to interior and any related repairs to landscape and parking areas as a result of needed maintenance                                            | XXX       |             |
| Windows, exterior doors and jambs installed by the builder to be reviewed on a case by case basis. Glass is the homeowner's responsibility.                            | XXX       | XXX         |

***For a complete description of exterior maintenance responsibilities, please see Groves at Morrisville Homeowner Exterior Maintenance Policy.***

***Association responsibilities relating to the Groves at Morrisville Townhomes are confined to maintenance, repairs and replacements resulting from normal aging and exposure. Responsibilities are restricted to original construction.***