

| Item                                                                                                               | Homeowner | Association | Details                                                                                   |
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| Air Conditioning/Heating (All maintenance, repair & replacement)                                                   | X         |             | Homeowner responsible for maintaining and repairing heating and air conditioning systems. |
| Brick & Mortar Steps (All maintenance, repair & replacement due to normal wear & tear)                             |           | X           | Association responsible for repair; Homeowner responsible for routine cleaning.           |
| Brick & Mortar Steps (Routine cleaning; all maintenance, repair & replacement due to misuse or neglect)            | X         |             | Association responsible for repair; Homeowner responsible for routine cleaning.           |
| Building - Exterior Surface (All maintenance, repair, replacement and painting; includes siding, shutters & trim)  |           | X           | Association responsible for repairs and care; excludes glass surfaces and fences.         |
| Building - Exterior Surface (Repair or replacement only if necessitated by misuse or neglect)                      | X         |             | Association responsible for repairs and care; excludes glass surfaces and fences.         |
| Building - Interior                                                                                                | X         |             | Homeowner responsible for all interior maintenance and repairs.                           |
| Cable TV (All maintenance, repair & replacement)                                                                   | X         |             | Homeowner responsible for maintenance, repair, and replacement.                           |
| Chimney - Exterior surface                                                                                         | X         |             | Homeowner responsible for cleaning and maintenance.                                       |
| Chimney (All maintenance, repairs & periodic cleaning of the flue).                                                | X         |             | Homeowner responsible for maintenance and repairs, including periodic cleaning.           |
| Damage (Responsible for all damages due to flood, fire, wind, vandalism & civil disturbances)                      | X         |             |                                                                                           |
| Decks/Patios (Routine cleaning, keeping free & clear of snow, ice & debris; all maintenance, repair & replacement) | X         |             | Homeowner responsible for maintenance and repair.                                         |
| Door Bells, Buzzers, Knobs, & Locks                                                                                | X         |             |                                                                                           |
| Doors (All maintenance, except for painting)                                                                       | X         |             |                                                                                           |
| Doors (Painting)                                                                                                   |           | X           |                                                                                           |
| Electrical (All maintenance, repair & replacement)                                                                 | X         |             |                                                                                           |
| Exterior House Numbers (All maintenance, repair & replacement)                                                     | X         |             |                                                                                           |
| Fences (All maintenance, repair & replacement of fences)                                                           | X         |             |                                                                                           |
| Gas (All maintenance, repair & replacement)                                                                        | X         |             |                                                                                           |

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| Grass/Lawn (Responsible to maintain the condition of the grounds, not necessarily to improve the quality of the grounds; mow the grass on a periodic basis during the growing season; fertilize turf areas; apply pre-emergent weed control; edge curbs and sidewalks at least once each month during growing season; fall aeration; fall overseeding) |   | X |  |
| Gutters & Downspouts (All maintenance, repair & replacement)                                                                                                                                                                                                                                                                                           |   |   |  |
| PROJECT BASED                                                                                                                                                                                                                                                                                                                                          |   | X |  |
| Handrails , As per originally constructed (All maintenance, repair & replacement)                                                                                                                                                                                                                                                                      |   | X |  |
| Handrails (Routine cleaning; all maintenance, repair & replacement due to misuse or neglect)                                                                                                                                                                                                                                                           | X |   |  |
| Insect Control (All inspections, treatment & control)                                                                                                                                                                                                                                                                                                  | X |   |  |
| Insect Control (Only annual termite inspection cost)                                                                                                                                                                                                                                                                                                   |   | X |  |
| Insurance (Individual general liability & property insurance covering the unit, betterments & improvements, and personal property; Association must be named as additional insured party)                                                                                                                                                              | X |   |  |
| Insurance (None for Owner's unit; only general liability for common areas & Directors & Officers)                                                                                                                                                                                                                                                      |   | X |  |
| Leaf Removal (Responsible for leaf removals in late fall/early winter)                                                                                                                                                                                                                                                                                 |   | X |  |
| Lights - Exterior Building (All maintenance, repair & replacement if the light is controlled by the Owner)                                                                                                                                                                                                                                             | X |   |  |
| Lights - Exterior Building (Duke Energy is responsible for the maintenance of all street lights)                                                                                                                                                                                                                                                       |   | X |  |
| Mailbox (No maintenance; responsible for giving key to individual mail slot to the new homeowner at closing)                                                                                                                                                                                                                                           | X |   |  |
| Mailbox (maintenance the kiosk)                                                                                                                                                                                                                                                                                                                        |   | X |  |
| Mulch Beds (May provide additional maintenance (weeding, mulch) of existing beds as desired; additions or modifications of plant materials or the beds require prior Board of Directors approval)                                                                                                                                                      | X |   |  |

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| Mulch Beds (Responsible to maintain the beds in a condition as determined by the Board of Directors; mulch beds per the contract; provide periodic weeding of beds)                                                                             |   | X |  |
| Pest Control (all except carpenter bees)                                                                                                                                                                                                        | X |   |  |
| Porch (Routine cleaning, keeping free & clear of snow, ice and clutter)                                                                                                                                                                         | X |   |  |
| Roof (Repair & restoration of interior damage caused by roof leak)                                                                                                                                                                              | X |   |  |
| Roof (Repr to source of roof leak, repr, replacement; shingles, felt & flashing) photos req'd                                                                                                                                                   |   | X |  |
| Sheds / Storage RoomsAll maintenance, repair, replacement and painting due to normal wear & tear; just framing of the door not the door itself)                                                                                                 |   | X |  |
| Sidewalks (Routine cleaning; keeping free & clear of snow, ice & debris; any damaged caused by or resulting from abuse or chemicals (salt, petroleum products, paints, etc)                                                                     | X |   |  |
| Sliding Glass Doors                                                                                                                                                                                                                             | X |   |  |
| Snow & Ice Removal (Sidewalks & Patios)                                                                                                                                                                                                         | X |   |  |
| Streets (None unless repair is necessitated by damage caused by the Owner or resulting from the Owner's vehicle)                                                                                                                                | X |   |  |
| Streets (Pot hole repairs, protective sealing applications, and asphalt overlay as needed)                                                                                                                                                      |   | X |  |
| Structural (All maintenance, repair & replacement of building structural components (i.e., walls, floor joists, roof trusses, foundation, etc); responsible for inspections, treatments & repairs necessitated by insects & other infestations) | X |   |  |
| Telephone (All maintenance, repair & replacement)                                                                                                                                                                                               | X |   |  |
| Termite Inspections & Control (All inspections, treatments, control & damage resulting from termite infestations)                                                                                                                               |   | X |  |
| Termite Inspections & Control (payment of annual inspection)                                                                                                                                                                                    |   | X |  |

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| Trash Enclosures (All maintenance, repair & replacement)                                                                                                                                   | X |   |  |
| Trash Removal (Removal of large, bulk items that cannot fit in trash cans)                                                                                                                 | X |   |  |
| Trees/Shrubs (All maintenance, repair & replacement if installed by the HOA's original landscaper; replacement only if necessitated by abuse or neglect)                                   |   | X |  |
| Trees/Shrubs (Responsible to maintain as the Board of Directors determines appropriate; responsible to replace when needed and appropriate (though replacement may be of a different size) |   | X |  |
| Vents, Ducts, Flues (All maintenance, repair & replacement of dryer & bathroom vents, dryer ducts, chimney flues, roof vents, attic fans, etc., including removal of insects & animals)    | X |   |  |
| Water Leak (Responsible for all repairs & maintenance for the pipe servicing only the home) Beyond water meter (supply) cleanout to street side & to cleanout-waste to road- HOA           | X | X |  |
| Water/Sewer (All maintenance, repair & replacement to lines/pipes on the Owner's property servicing that individual home, or for repairs resulting from misuse by Owner)                   | X |   |  |
| Water/Sewer (All maintenance, repair & replacement to lines/pipes that service more than one home)                                                                                         |   | X |  |
| Weatherstripping around all doors                                                                                                                                                          | X |   |  |
| Windows (All maintenance & repairs of windows, window casings, window mechanisms, and screens)                                                                                             | X |   |  |