

**Salem Pointe TOWNHOMES ASSOCIATION**  
**AND HOMEOWNER RESPONSIBILITIES**

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