

**VILLAGES OF FOX RUN OWNERS ASSOCIATION (TOWNHOMES)
MAINTENANCE RESPONSIBILITIES**

	Association	Homeowner
Common area	XXX	
Crawl space door (paint only)	XXX	
Crawl space (door, locks and latches)		XXX
Deck (cleaning, maintenance and repair)		XXX
Deck (wood in rear)		XXX
Door & door frame (repairs & replacement)		XXX
Door painting (exterior)	XXX	
Door-Garage and Storage Room		XXX
Driveways (cleaning)		XXX
Driveways (maintenance and replacement)		XXX
Electrical wiring & service		XXX
Exterior lighting fixture attached to building		XXX
Exterior building maintenance (shutters)	XXX	
Exterior trim & siding	XXX	
Exterior post lights	XXX	
Exterior outlets		XXX
Fences in common area & partitions	XXX	
Framing of building structure		XXX
Front Porch (paint only)	XXX	
Front Porch (maintenance)		XXX
Glass surfaces/windows & doors		XXX
Gutter maintenance/repair/cleaning	XXX	
Heating & A/C lines/equipment		XXX
Interior building surfaces		XXX
Interior damage due to roof/siding leaks/improper flashing, etc.		XXX
Insects (termites & bees)	XXX	
Insects (interior)		XXX
Insurance (common property liability and all Association owned amenities)	XXX	
Insurance (Property-building structure and foundation, liability and personal content)		XXX
Landscaping in common areas	XXX	
Mailbox Kiosk	XXX	
Outside spigot		XXX
Painting exterior of unit & shed	XXX	
Roof (including boots and flashing)	XXX	
Retaining wall	XXX	
Screened in porch (wood, screens, windows and doors)		XXX
Sewage lines (from cleanout to unit)		XXX
Sewage lines (from cleanout to main)	XXX	
Storm windows & doors		XXX
Street/parking area (private streets and pool area)	XXX	
Street lights (Progress Energy)	XXX	
Water lines (from meter to unit)		XXX
Water lines (from meter to the street)	XXX	
Window, window frame, sashes & sill		XXX

All single family homeowners are 100% responsible for exteriors and lots

****In the event that the need for maintenance, repair and/or replacement is caused by fire, lightning, windstorm, hail, explosion, riot, riot attending a strike, civil commotion, aircrafts, vehicles and smoke, as well as other similar conditions/situations beyond the Associations control, the foregoing are defined and explained in the NC Standard Fire and Extended Coverage Insurance Policies, the cost of such maintenance, repair and/or replacement shall be the responsibility of the Owner.**