

Edgewood Townhomes Association

MAINTENANCE RESPONSIBILITY CHART

The following is a general listing of those items that are the responsibility of the individual owner and the Association. Note: Article VII of the CC&Rs. Should you have a specific question regarding this listing, please contact Towne Properties Inc. for clarification.

	<i>ASSOCIATION</i>	<i>OWNER</i>
Annual Termite Inspection (<i>Owners must make property available</i>)	X	
Appliances		X
Cleanliness of Patios & Balconies		X
Columns	X	
Common Area Plantings / Shrubs	X	
Decks, Railings, Stairs, Porches and Patios		X
Door Bell, Knobs, Locks, Fixtures		X
Driveways and walkways leading to driveway		X
Exterior Post Lighting	X	
Exterior Building Surfaces	X	
Exterior Doors/Storm Doors (Includes framing, threshold, molding, painting & caulking)		X
Fencing (<i>8-foot privacy fences</i>)	X	
Garage Door (including framing)		X
Comprehensive Lawn Maintenance Contract	X	
Gutters & Downspouts	X	
House Numbers	X	
HVAC Replacement Repairs		X
Insurance-Building Exterior, Property, Liability, and Structure (<i>HOA insurance does not cover loss items normally covered by Homeowners insurance i.e. storm damage, flooding, etc.</i>)	X	
Insurance – Interior and any other losses covered by homeowners insurance. (<i>Owners should have their insurance agent communicate with the Association's insurance agent to ensure complete coverage</i>)		X
Townhome Interiors		X
Mailboxes Structure	X	
Individual Mailbox Door, Lock & Keys		X
Painting - Exterior	X	
Pest Control – Common Area	X	
Pest Control – Inside Units		X
Roof Repairs and Replacements	X	
Sidewalks (roadway)	X	
Streets and Parking Areas	X	
Trees, Shrubs and Sod Replacements (On individual Lots)		X
Windows (Includes molding, casement, glass, screening and caulking)		X
Walkway (Front entry)		X
Water Faucets- Exterior		X
Water Lines (Exterior meter-to-home)		X
Exterior alterations by owner (With Association approval)		X

All unit interiors (appliances, hot water heaters, lights, doors, knobs, plumbing, mechanical, electrical, cabinetry, flooring, communications, etc.) are the responsibility of the individual owner. Window cleaning (exterior and balcony) are also the responsibility of the owner. * When the HOA sends a contractor to perform work, it should not be assumed that the HOA is responsible for payment. Any portion of the work that is determined at any point to be the owner's responsibility will be re-billed to the owner for payment. *