

Bryarton Townhomes Association

Maintenance & Service Responsibility Chart

Building Maintenance

Building-Exterior Surface	Owner: repair or replacement only if necessitated by misuse or neglect. Article VII, Exterior Maintenance in CC&R Association: all maintenance, repair, replacement and painting/staining includes siding, trim, storage facility and doors.
Building-Interior	Owner: all interior repairs Association: none
Chimney	Owner: none Association: all maintenance, repairs, replacement and painting
Doors	Owner: all maintenance, repair and replacement of the door, door jamb, storm doors, locks, kick plates, hinges and doorbells; painting of the door only if necessitated by abuse [outside the painting cycle] Association: painting on a five-year cycle
Gutters & Downspouts	Owner: none Association: all maintenance, repair and replacement, & cleaning
Lights-Exterior Building	Owner: all maintenance, repair and replacement of the light is controlled by the Owner Association: maintenance, repair and replacement only if not under the control of the Owner (ie: Association pays for the electricity)
Front Porch	Owner: routine cleaning, keeping free and clear of snow and ice Association: structural repairs and maintenance
Roof	Owner: none Association: repair to source of roof leak; repair and replacement of shingles, felt and flashing
Structural	Owner: all maintenance, repair and replacement of building structural components (ie: walls, floor joists, roof trusses, foundation, etc.); treatments and repairs necessitated by termites, insects and other infestations, per Article VII of the Restrictive Covenants Association: termite inspections

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Vents, Ducts, Flues	Owner: all maintenance, repair and replacement of dryer and bathroom vents, dryer ducts, chimney flues, roof vents, attic fans, etc., including removal of insects and animals Association: none
Windows	Owner: all maintenance, repair and replacement of windows, window casings, storm windows, screens, and window mechanisms. Per Article VII of Restrictive Covenants Association: none

Exterior Improvements

Decks/Patios/ Handrails	Owner: routine cleaning, keeping free and clear of snow and ice; all maintenance, repair and replacement if installed by the Owner or any previous Owner Association: all maintenance, repair and replacement of original installation by Builder
Driveways	Owner: none Association: all maintenance, repair and replacement of original
Fences	Owner: all maintenance, repair and replacement of fences Association: None unless installed by builder
Lampposts	Owner: none Association: none
Mailbox	Owner: none Association: all maintenance, repair and replacement
Sidewalks	Owner: none Association: all maintenance, repair and replacement; NOTE: discolored or cracked sidewalks will only be repaired or replaced if they present a safety hazard
Stairs	Owner: if not original construction (decks) Association: all maintenance, repair and replacement
Streetlights	Owner: none Association: all maintenance, repair and replacement performed by Progress Energy, please call 919-508-5400 and report the pole number printed on the streetlight

Streets	Owner: none Association: as needed
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Grounds and Landscaping

Grass/Lawn	Owner: responsible to ensure grounds are free and clear of obstructions; responsible to maintain grass area and/or leaf removal in any yard that is completely enclosed or inaccessible to Association grounds contractor Association: responsible to <u>maintain</u> the condition of the grounds, not to <u>improve</u> the quality of the grounds; cut the grass on a periodic basis (7-10 days) during the growing season; fertilize turf areas max. twice in the fall; apply pre-emergent weed control in late winter/early spring; edge curbs and sidewalks at least once each month during growing season; fall aeration; fall over-seeding
Irrigation System	Owner: None Association: front entrance
Leaf Removal	Owner: may provide additional leaf removal as desired Association: responsible to <u>maintain</u> the condition of the grounds, not to <u>improve</u> the quality of the grounds
Mulch Beds	Owner: may provide addition maintenance (weeding, mulch and/or pine straw) of existing beds as desired; additions or modifications of plant materials or the beds require prior Board of Directors approval. [or responsible for all maintenance of mulch beds and plant materials if installed by the owner] Association: responsible to maintain the beds in a condition as determined by the Board of Directors; pine straw beds
Trees/Shrubs	Owner: all maintenance, repair and replacement if installed by the Owner or any previous Owner; replacement only if necessitated by abuse or neglect. Association: responsible to maintain; responsible to replace when needed and appropriate (though replacement may be of a different size)

Utilities

Air Conditioning/ Heating	Owner: all maintenance, repair and replacement Association: none
Cable TV	Owner: all maintenance, repair and replacement Association: none
Electrical	Owner: all maintenance, repair and replacement Association: none

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Gas	Owner: all maintenance, repair and replacement Association: none
Telephone	Owner: all maintenance Association: none
Water/Sewer	Owner: all maintenance, repair and replacement to lines/pipes on the Owner's property from the meter to the home Association: none, contact the City of Raleigh

Services

Insect Control	Owner: All repairs and treatment. Any damage caused by termites will be the responsibility of the owner to repair both interior and exterior Association: annual inspection, owner pays if treated or infested
Insurance	Owner: Individual general liability and property insurance covering the unit, betterments & improvements, and personal property; Association must be named as additional insured party; endorsement to pay deductible for association policy if Owner is responsible for casualty claim Association: none for Owner's interior individual unit; only general liability for Common Area and exterior of townhome unit
Snow & Ice Removal	Owner: Walkways, roads Association: none
Termite Inspections & Control	Owner: all treatment, control and damage resulting from termite infestations Association: annual inspection
Trash Removal/ Recycling	Owner: weekly trash removal and recycling by the City of Raleigh Association: none

Date Board approved: April 2011