

# Lakes I @ Breckenridge

| ITEM                                                                                                 | Homeowner | Association |                 |
|------------------------------------------------------------------------------------------------------|-----------|-------------|-----------------|
| Animals in chimney                                                                                   | X         |             |                 |
| Attic power vents and fans                                                                           | X         |             |                 |
| Chimney cap leaks                                                                                    | X         |             |                 |
| Chimney surface (brick)                                                                              | X         |             |                 |
| Common area lighting                                                                                 |           |             | Progress Energy |
| Damage to landscaping caused by resident, employee or guest, autos, repairs, spills, pets, etc.      | X         |             |                 |
| Doors                                                                                                | X         |             |                 |
| Electrical fixtures (except in common areas)                                                         | X         |             |                 |
| Exterior townhouse numbers                                                                           | X         |             |                 |
| Exterior water spigots                                                                               | X         |             |                 |
| Exterior window frames and encasements                                                               | X         |             |                 |
| Exterior yard lights & fixtures                                                                      | X         |             |                 |
| Extra cost of painting due to owner negligence (changing the color or using the wrong type of paint) | X         |             |                 |
| Fencing                                                                                              | X         |             |                 |
| Foundation/structural parts of home                                                                  | X         |             |                 |
| Garbage receptacles                                                                                  | X         |             |                 |
| Grounds/Landscaping (builder installed)                                                              |           | X           |                 |
| Grounds/Landscaping (common areas)                                                                   |           | X           |                 |
| Grounds/Landscaping (homeowner installed)                                                            | X         |             |                 |
| Gutter Cleaning (on schedule)                                                                        | X         |             |                 |
| Gutter replacement and repair                                                                        | X         |             |                 |
| Heating/AC units & feeder lines                                                                      | X         |             |                 |
| Ice and snow removal- from private streets                                                           |           | X           | TBD by BOD      |
| Interior drainage (except gutters & downspouts)                                                      | X         |             |                 |
| Interior repairs caused by leaks                                                                     | X         |             |                 |
| Mailbox repair/replacement (normal use)                                                              |           | X           |                 |
| Meter leaks or replacement                                                                           | X         |             | Town of Morrisv |
| Pest control- inside home                                                                            | X         |             |                 |
| Private road & parking area repair                                                                   |           | X           |                 |
| Repair/Maintenance of Architectural changes                                                          | X         |             |                 |
| Roof repair/Leaks/Replacement                                                                        | X         |             |                 |
| Screens, screen doors & screened porches                                                             | X         |             |                 |
| Sewer lines from common cleanout to city line                                                        | X         |             |                 |
| Siding & trim (cleaning/painting/repair)                                                             | X         |             |                 |
| Storm doors                                                                                          | X         |             |                 |
| Structural problems                                                                                  | X         |             |                 |
| Termite warranty                                                                                     |           | X           |                 |
| Walkway maintenance                                                                                  | X         |             |                 |
| Water lines damaged by HOA                                                                           |           | X           |                 |
| Water lines from meter to city line                                                                  | X         |             |                 |
| Water lines from meter wall to interior                                                              | X         |             |                 |
| Weatherstripping                                                                                     | X         |             |                 |
| Window fixtures & door hardware                                                                      | X         |             |                 |
| Window glass                                                                                         | X         |             |                 |

\*TBD - To Be Determined by the BOD