

FLDLCROSS HOMEOWNERS ASSOCIATION **HOMEOWNERS AND ASSOCIATION MAINTENANCE COVERAGES**

	<u>Association</u>	<u>Homeowner</u>
Common Area (Grounds)		
Maintenance, repair & improvements	X	
Chimney Flue & Fireplace		
Maintenance & repair		X
Doors (including French, storage, and sliding)		
Maintenance & repair of exterior surface only	X	
All repair or maintenance besides exterior surface		X
Painting (scheduled)	X	
Other than scheduled		X
Storm Doors		X
Electrical		
Service to electric meter		Progress Energy
Service from meter to house		X
All wiring from meter including panel & inside house		X
Cable TV and phone connections		X
Exterior building surfaces		
Maintenance, Pressure Washing, & Painting (also see "Glass Surfaces")	X	
Fences		
Patio - maintenance & repair		X
Fences and Decks		X
Gas (Natural)		
Gas main to gas meter		PSNC
From gas meter to and including house		X
Glass Surfaces & Windows		
All maintenance & repair of windows, window casings, window sills, & window locks		X
Storm doors front and rear		X
Exterior shutters	X	
Gutters & Downspouts		
Maintenance, Replacement, Repair & Cleaning	X	
Screens		
Window & Door (maintenance, repair/replacement)		X

	<u>Association</u>	<u>Homeowner</u>
HVAC (Heating & AC Equipment)		
Maintenance & repair including lines, ducts, drains, condensers, compressor, electrical connections, dryer vents.		X
Interior Damage		
Repair to ceilings, walls, carpet, floors, underside of house etc., caused from leaking roofs, siding, or foundations/walls, or from ground water		X
Interior damage from stopped up sewer lines.		X
Mailboxes		
Supports & boxes	X	
Lock and Key services		X
Negligence		
Negligent damage to grounds, building or any common areas		X
Nuisances		
Removal or extermination of rodents, birds, Squirrels, insects, woods destroying insects, (termites) and snakes		X
Repair of termite damage		X
Plumbing System		
Water Line from main to meter	City of Raleigh	
Water Line from meter to house		X
Water lines under and within walls of townhouse		X
Sewer line main	City of Raleigh	
Sewer line from main to house and including house		X
Outside water faucets		X
Water heater & equipment		X
Roof		
Covering (shingles) maintenance & repair	X	
Sheathing & framing (under shingles)		X*
Interior damage from roof leak		X
Trees, Shrubs, & Plantings		
Maintenance in common areas	X	
Maintenance & replacement in rear patio areas		X

*Any sheathing & framing damage is the responsibility of the property owner and will be replaced at the time of any damage replacement. The property owner is responsible for their portion of the billing at the time of service.

**Any damage outside of normal wear and tear that is caused by negligence of owner, tenants, or guests, will not be repaired by the HOA.

**Excluding minor repairs, any damage caused by wind, rain, tornado, hurricane, fire, and other acts of nature are not covered by the HOA and must be filed through an owner's insurance policy.