

Riverwalk Townhomes – Maintenance Responsibility Chart

<u>Area</u>	<u>Homeowner's Association (or Others) Responsibility To Maintain</u>	<u>Individual Homeowner's Responsibility To Maintain</u>
Electricity	Electrical service to electric meter (Progress Energy's responsibility).	Electrical lines from your meter into house. Exterior electrical outlets.
Lighting	Streetlights (Progress Energy's responsibility).	Exterior lighting & fixtures (including post lights).
Water	Water meter and water lines from meter to water main (Town of Cary's responsibility).	Water lines from meter into your house. Outside water faucets and water lines.
Sewer	Sewer line maintenance from the first cleanout location outside your house to the sewer main.	Sewer line maintenance inside your house to the first outside cleanout location.
Pest Control	Building exterminator inspection & treatments (termites and carpenter bees only).	Pest control other than termites and carpenter bees.
Roof	Roof (normal wear and tear)	
Skylights	Accepted skylights (leak repair only).	Skylight replacement and cleaning.
Windows	Window frames (maintenance) & Window sashes (painting)	Window glass & sash, storm windows, screen windows
Exterior Doors	Doors & garage door (painting only). Door frames & garage door frame (maintenance & painting).	Doors, storm doors, screen doors, garage door (all maintenance and replacement, except painting).
Building	Building siding & trim (excluding doors and windows). Gutters & downspouts (repair and cleaning).	All areas and services inside your house.
Exterior Features	Front entrance way to your house and front railings. Sidewalks and steps to front door.	Decks and patios, including deck partitions. Fences & gates.
Common Areas	Common property & related areas. Trees, shrubs, and grass (HOA provided only). Walkways & retaining walls. Mailboxes. Streets and parking areas.	

Note: This chart was transcribed from the *Riverwalk Townhomes Amendment to Covenants, Article VIII: Exterior Maintenance (page 6)*.