

**GATEWAY AT BRIER CREEK TOWNHOMES
ASSOCIATION AND HOMEOWNER MAINTENANCE RESPONSIBILITIES**

Note: The purpose of this Chart is to assist in understanding the HOA covenants. The Covenants take precedence over this Chart. This Chart may not be the most recent and is subject to change.

	Association	Homeowner
1.Common area/limited common area	XXX	
2.Deck/Rails cleaning & sealing & replacement		XXX
3.Doors & door frames-garage (repairs & replacement)		XXX
4.Door painting-front door and garage (exterior)	XXX	
5.Electrical wiring & service		XXX
6.Exterior lighting fixture attached to building		XXX
7.Exterior trim & siding	XXX	
8.Exterior outlets and vents and vent lines		XXX
9.Fences in common area	XXX	
10.Foundation/porch/garage cracks are builder defects and homeowner will need to contact the warranty company or deal with the builder directly.		XXX
11.Front stoop structural & superficial	XXX	
12.Glass surfaces/windows & doors		XXX
13.Gutter maintenance/repair/cleaning	XXX	
14.Heating & A/C lines/equipment		XXX
15.Interior building surfaces		XXX
16.Interior damage due to roof/siding leaks		XXX
17.Insects/Pests (termites & bees for buildings) Fireants	XXX	
18.Insects/Pests (all other pests interior-ie spiders,ants ,roaches, bats, snakes etc)		XXX
19.Insurance (Property-townhome building structure(studs out type policy), Liability on common property and all Association owned amenities)	XXX	
20.Insurance--personal content and dry wall inwards		XXX
21.Landscaping in common areas	XXX	
22.Mailbox System Replacement	XXX	
23.Mailbox keys and LOCKS-Post office 919-787-1057		XXX
24.Outside spigot		XXX
25.Patio (cleaning and replacing)		XXX
26.Painting exterior of unit	XXX	
27.Roof including boots and flashing	XXX	
28.Retaining wall	XXX	
29.Screens (windows & doors)		XXX
30.Sewage lines (from clean out to unit)		XXX
31.Sewage lines (from clean out to main)	XXX	
32.Storm windows & doors		XXX
33.Street/parking area (private streets)	XXX	
34.Street lights	XXX	
35.Walkways & driveways- cracks are fixed as projects	XXX	
36.Water lines (from meter to unit)		XXX
37.Water lines (from meter to main)	XXX	
38. Window, window frame, sashes & sill		XXX

Please be aware that if the maintenance is found to be a homeowner responsibility. The maintenance will be charged to the homeowner's account.