

**INSIDE WADE TOWNHOMES
ASSOCIATION AND HOMEOWNER RESPONSIBILITIES**

Ref item	ITEM	Homeowner	Association
1.22	Common area lighting		X
1.22	Common sidewalk maintenance		X
1.41/7.2	Damage to landscaping caused by resident or guest, autos, repairs, spills, pets, etc.	X	
1.31.3	Decks	X	
1.31.3	Decorative columns		X
1.31.3	Doors/Windows (repair/replacement/reconstruction)	X	
1.31.3	Driveways/Sidewalks/Front Porches	X	
1.31.3	Electrical or Mechanical Systems (inside or outside)	X	
1.31.3	Exterior lighting (Fixtures & Bulbs)	X	
1.31.1	Exterior periodic cleaning		X
1.31.1	Exterior periodic painting		X
1.31.1	Exterior periodic caulking		X
12.9	Garbage receptacles	X	
1.41	Grounds/Landscaping (builder installed)		X
1.41	Grounds/Landscaping (common areas)		X
7.1.2	Grounds/Landscaping (homeowner installed)	X	
7.1.2	Grounds/Landscaping (Enclosed or Fenced Areas/Loose Animal)	X	
7.2	Grounds Services: fertilizer, pesticide, algicide, or fungicide (customary application - no spot treatments)		X
1.31.2	Gutter Cleaning		X
1.31.2	Gutters and downspouts replacement and repair		X
1.31.3	Heating/AC units & feeder lines	X	
12.1	Ice and snow removal- from private streets		X
	Interior repairs caused by leaks	X	
1.41/7.2	Irrigation Lines/Facilities (Installed by Declarant)		X
1.41/7.2	Irrigation (New) not installed by declarant	X	
1.41/7.2	Grass, shrubs, trees (front/side/back)		X
3.1	Mailbox repair/replacement (normal use)		X
1.31.3	Meter leaks or replacement	X	
1.31.3	Mortar/Rebar/Tie beams	X	
7.2	Mulch		X
1.31.3	Rebar/Mortar/Tie beams	X	
10.3.1	Party Walls- shared by owner	X	
1.31.3	Patio/Terraces/Decks and Stairs	X	
	Pest control- inside home	X	
1.31.3	Plumbing (interior or exterior)	X	
1.31.3	Porches	X	
3.1	Private road & parking areas		X
1.31.3	Repair/Maintenance of Architectural changes	X	
7.2	Replanting of trees and shrubs (Installed by the Declarant)		X
7.2	Reseeding/Resodding/Replanting of grass (Installed by Declarant Only)		X
1.31.2	Roof repair/Leaks/Replacement/Roof decking (sheathing)		X
1.31.2	Roof Flashing/fascia and soffit		X
1.31.2	Roofing boots around vents		X
1.31.2	Roof trusses/joists/structural elements	X	
1.31.3	Screens, screen doors, porches	X	
1.31.3	Sewer lines from common cleanout to city line	X	
1.31.3	Sidewalks/Driveways/Front porches	X	
1.31.3	Siding (hardi board)	X	
7.9	Stormwater Control Facilities		X
7.1	Street Lighting (Private Streets)		X
1.31.3	Structural problems	X	
1.31.3	Termite warranty	X	
1.31.3	Water lines outside of foundation wall	X	
1.31.3	Water lines from meter wall to interior	X	
1.31.3	Weatherstripping	X	
1.31.3	Windows/doors (repair/replace/reconstruction)	X	
1.31.3	Window fixtures & door hardware	X	
1.31.3	Window glass	X	