

PEARCES LANDING MAINTENANCE RESPONSIBILITY CHART

This is a courtesy reference to complement the governing documents. The covenants shall prevail over any perceived discrepancy. References to exterior maintenance on lots or residential buildings are for townhome units only. There is no building or landscape maintenance provided for single family units by the Association. Timing/schedule, materials, contractor, and all other decisions regarding maintenance and replacements that are an Association responsibility shall be the sole decision and in the sole discretion of the Board of Directors or its appointed agent. The Association does not assume responsibility for exterior elements added by the homeowner or resident.

ITEM	Homeowner	Association
Attic power vents and fans	X	
Common area lighting		X
Doors (interior and secondary)	X	
Doors (primary exterior front door painting, hinges)	X	
Downspout repair and cleaning on schedule	X	
Driveway concrete surface	X	
Electrical fixtures and wiring (except in common areas)	X	
Exterior fascia and trim (on schedule)	X	
Exterior townhouse numbers	X	
Exterior water spigots	X	
Exterior window frames and encasements	X	
Exterior yard lights & fixtures	X	
Fencing installed by homeowner (requires prior ARC approval) or on lots	X	
Fencing installed on common areas		X
Foundation/structural parts of home	X	
Garbage receptacles	X	
Grounds/Landscaping and Trees (builder installed).		X
Grounds/Landscaping and Trees (common areas)		X
Grounds/Landscaping/Trees that are homeowner installed (requires prior ARC approval). Includes maintenance and replacements.	X	
Grounds/Landscaping - Damage to landscaping caused by resident, employee or guest, autos, repairs, spills, pets, etc.	X	
Gutter Cleaning (on schedule)	X	
Gutter replacement and repair (on schedule)	X	
Heating/AC units & feeder lines	X	
Ice and snow removal- from HOA private parking lots only		X
Ice and snow removal on public roads is a Town responsibility		
Insurance coverage for common areas		X
Insurance coverage for residential unit	X	
Interior drainage	X	
Interior repairs caused by leaks	X	
Light fixtures and bulbs	X	
Mailbox keys (direct requests to USPS)	X	
Mail Kiosk unit repair/replacement (normal use; on schedule)		X
Paint and Caulk (Exterior, on schedule)	X	
Parking space maintenance (on schedule)		X
Patios, Terraces, Decks and Stairs	X	

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ITEM	Homeowner	Association
Pest control - interior and exterior, except termites	X	
Repair/Maintenance of Architectural changes	X	
Roof repair/Leaks/Replacement (shingles, flashing, fascia, soffit, roof decking)	X	
Screens, screen doors & screened porches	X	
Sewer and water lines	X	
Sidewalks adjacent to public roads are a Town responsibility		
Shutters	X	
Siding & trim	X	
Storm doors	X	
Structural problems	X	
Termite warranty (does not include bait stations or construction installations)		X
Weatherstripping	X	
Window fixtures & door hardware	X	
Window glass	X	