

**ELIZABETH SPRINGS TOWNHOMES
MAINTENANCE SPONSIBILITIES**

ITEM	Homeowner	Association
Painting exterior blding surfaces of unit (except deck)		X
Painting surface of exterior doors, including garage door		X
Repair and/or replacement of exterior doors and garage doors and patio doors	X	
Repar and/or replacement of windows and window frames, including glass in patio doors	X	
Repair and/or replacement of exterior lighting or hardware on unit	X	
Repair, replace and maintain roof shingles		X
Repair, replace and maintenance of all other portions of the roof structure	X	
Repair, replace and maintain gutters and downspouts		X
Lawn Mtnc to include: mowing, weed and grass clipping removal, fertilization and aeration at frequency to be determined by Board		X
Watering of individual lawn and plantings around individual townhome units	X	
Cost of plant replacement determined to be due to non-watering	X	
Decks/balconies- Stain	X	
Deck/balcony railings- repair, replace	X	
Privacy wall or partition (repair, replc)	X	
Front Porch Roof Structure	X	
Ceiling Structure under Front Porch Roof Structure	X	
Painted Surface of Front Porch		X
Structure/Replacement of Colurmnns on Porch	X	
Concrete Floor of Front Porch	X	
Foundation Repairs	X	
Party Walls- shared by owner	X	
Patios-concrete surface, maintenance and repair	X	
Patios- concrete foundation- maintenance and repair	X	
Exterior surfaces- periodic pressure washing		X
Exterior surfaces- periodic painting		X
Exterior surfaces- periodic caulking		X
Gutter Cleaning		X
Heating/AC units & feeder lines	X	
Termite warranty & annual warranty inspection		X
Pest control- inside home	X	
Roof repair/Leaks/Replacement/Roof decking from normal wear & tear		X
Roof repair/Leaks/Replacement/Roof decking from an event covered by Owner's multi-peril policy, ie. hail, named storm, tornado, fire, flood, hurricane, etc.**	X	
Roof Flashing/fascia and soffit, wear and tear		X
Roofing boots around vents, wear and tear		X
Roof trusses/joists/structural elements	X	
Screens on windows or screened porches	X	
Plumbing and sewer lines servicing unit (interior or exterior)	X	
Sidewalk from porch to common area sidewalk	X	
Driveway mtnc, repair, replacement	X	
Retaining Walls in Common Areas		X
Retaining Walls serving Single Unit	X	
Stormwater Control Facilities		X
Garbage receptacles mtnc	X	
Grounds/Landscaping (builder installed)		X
Grounds/Landscaping (common areas)		X
Grounds/Landscaping (homeowner installed)	X	
Mulch around units and in common areas		X
Cluster Mailbox Unit/ Door or Pedestal Repair/Rplc		X
Individual mailbox lock replacement	X	
Common area lighting		X
Common sidewalk maintenance		X
Damage to landscaping caused by resident or guest, autos, repairs, spills, pets, etc.	X	

****In the event that the need for maintenance, repair and/or replacement is caused by fire, lightning, windstorm, hail, explosion, riot, riot attending a strike, civil commotion, aircrafts, vehicles and smoke, as the foregoing are defined and explained in the NC Standard Fire and Extended Coverage Insurance Policies, the cost of such maintenance, repair and/or replacement shall be the responsibility of the Owner.**