

Renaissance Cottages at Regency – Maintenance Responsibility

Updated November 2023

This chart is a summary of maintenance responsibilities based on the requirements delineated in the Declaration of Covenants, Conditions and Restrictions. Please refer to Footnote 1 for additional details.

ITEM	Homeowner	Association (See Footnotes 2 & 3)
Attic power vents and fans	✓	
Chimney cap and siding/brick exterior		✓
Chimney flue and firebox	✓	
Common area lighting		✓
Crawl Spaces	✓	
Decks - Exterior - Cleaning, sealing, and staining	✓	
Decks – Exterior - Repairs (See next page for details.)		✓
Door hardware, handles, keys	✓	
Door repair/replacement (including door framing and trim as well as garage door)	✓	
Driveways	✓	
Electrical fixtures (except in common areas)	✓	
Exterior building surfaces (including fascia, front porch ceiling, trim, and shutters)		✓
Exterior building surfaces (inside covered screen porch)	✓	
Exterior door finish - Exterior side only; Cleaning and painting on a community wide schedule		✓
Exterior house numbers		✓
Exterior water spigots	✓	
Fencing		✓
Foundation/structural parts of home	✓	
Garbage receptacles	✓	
Glass surfaces on windows and exterior doors (including seals)	✓	
Grounds/landscaping (builder installed)		✓
Grounds/landscaping (homeowner installed; requires ARC approval)	✓	
Grounds/landscaping (common areas)		✓
Gutters/downspouts - Cleaning and repair (Replace with 6" gutter when damaged)		✓
Heating/AC units & feeder lines	✓	
Ice and snow removal from walkways, sidewalks, and driveways	✓	
Interior repairs caused by leaks (irrespective of the cause)	✓	
Light fixtures - Exterior post lights, builder installed		✓
Mailbox repair/replacement		✓
Meter leaks or replacement	✓	
Patios - All (including concrete and pavers)	✓	
Pest and termite control - interior and exterior, inspection and treatment	✓	
Roof repairs/leaks/replacement		✓
Ice and snow removal- from private streets.		✓
Railings – metal (front porch only)		✓
Screens, screen doors & screened porches (interior and exterior)	✓	
Sewer line from unit to city-owned cleanout	✓	
Siding & trim – Repair; Cleaning and painting on a community wide schedule		✓
Skylights and solar tubes	✓	
Steps to front porch/door	✓	
Storm doors (Not allowed in front of home)	✓	
Structural problems	✓	
Vent systems - All (e.g., dryer vents, bathroom exhaust, stove vent, etc.)	✓	
Walkways/Sidewalks (Common areas)		✓
Walkways/Sidewalks (inside homeowner's property line)	✓	
Water lines from city meter to interior of unit	✓	
Weatherstripping	✓	
Windows - All (including glass surfaces and window screens)	✓	

- Homeowners are responsible for maintenance or repair of: (a) Landscaping or facility improvements added by the homeowner; (b) Damage caused by homeowner or their guest, pets, workmen, etc., including but not limited to negligence or damage of landscaping, siding, roofing, etc. or any common areas; and (c) Damage covered by homeowners insurance (such as storm damage), whether or not an insurance policy is in effect.
- Repairs will be made with "like-kind" materials and shall not include damage covered by homeowner insurance, caused by homeowner negligence, or construction defects covered by builder warranty. In addition, where a repair may resolve an issue, replacement will not be required. In all instances, the HOA will evaluate necessary repairs on a case-by-case basis.
- When the HOA sends a contractor to perform work, it should not be assumed that HOA is responsible for payment. Any portion of work that is determined to be the owner's responsibility will be paid by the owner.

Renaissance Cottages at Regency Owners Association, Inc.

Deck Repair and Replacement by the Association

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Maintenance of an exterior deck is a responsibility shared by the Association and the homeowner. To maintain its functionality and appearance and prolong its useful life, an exterior deck should be sealed and/or stained periodically. In cases where the deck has not been properly maintained by the homeowner, the Association may decline to cover the cost of major repairs or replacements.

1. Repairs are limited to exterior decking and support structures **outside of a screened porch**.
2. Repairs only cover decking installed by the builder prior to closing of the home.
3. Repairs are limited to the actual damage or deterioration needing to be addressed, and are to be performed with “like-kind” materials (i.e., of the same or similar quality).
4. If maintenance will repair or remediate a problem, replacement of the deck (or decking boards) is not required. Examples include:
 - Belt sanding to knock-off loose pieces of top coat of boards
 - Sanding or flipping and reattaching a board to address cupping

The fact that a homeowner wants the HOA to do more than what is needed does not mean the HOA is required to do so.

5. The HOA **is not** responsible for:
 - Any decking components within the interior of a screened porch
 - Staining of newly installed deck boards – even if they do not match the remainder of the deck
 - Requests of the homeowner for work exceeding actual damage/deterioration needing to be repaired
 - Requests of the homeowner to upgrade the quality of materials used
 - Repairs of damage resulting from homeowner action or neglect

Examples include:

- Homeowner causes a fire or burns the deck from use of a grill
- Failure to maintain water drainage which damages the deck foundation
- Failure to periodically seal and/or stain the deck to minimize weathering
- Any other homeowner negligence causing damage to the deck
- Repairs of damage caused by construction defects