

**MAINTENANCE RESPONSIBILITY CHART
CARRAWAY GARDENS AT TRYON**

ITEM	Homeowner	Association
Air Conditioning/Heating (All maintenance, repair & replacement)	X	
Paint, Repair, Replace & Normal Wear & Tear of Roofs, Gutters, Downspouts, & Exterior Building Surfaces		X
Exterior Building Hardware and Lighting	X	
Exterior Painted Surface of Doors, Door Frames, Windows, Window Frames, Garage Doors	X	
Replacement/Repair of Doors, Door Frames, Garage Doors and frame	X	
Windows and Window Frames	X	
Exterior Railings		X
Walks and Driveways		X
Exterior Damage Due To Flood, Fire, Wind, Hail, or Other Insurable Loss	X	
Decks/Patios (All maintenance, repair & replacement of original installation by Builder	X	
Privacy Panel originally installed by Builder		X
Sewer Line servicing One Unit	X	
Sewer Main in Common Area servicing more than One Unit		X
Insect Control (All inspections, treatment & control)	X	
Termite Warranty & Annual Inspection (Unit owner must participate in annual inspection for warranty to remain valid. If owner does not participate, owner may be held responsible for cost of any subsequent termite damage found at unit)		X
Exterior Light Fixtures	X	
Landscape Maintenance to include: Mowing, edging, turf maintenance, pruning 2X a year, mulch 1X /year, plant fertilization 1X/yr, leaf removal 2X/yr, periodic weed control in planter beds		X
Watering of plants, lawn	X	
Porch (Routine cleaning, keeping free & clear of snow, ice and clutter)	X	
Cleaning/Mtnce/Replacement of patios, decks, walkways, stoops, driveways	X	
Repair/Replacement of doors, door frames, and garage doors	X	
Snow & Ice Removal (Sidewalks & Patios)	X	
Structural (All maintenance, repair & replacement of building structural components (i.e., walls, floor joists, roof trusses, foundation, etc)	X	
Interior Repairs, including repairs from roof leaks	X	
Trash Removal (Removal of large, bulk items that cannot fit in trash cans)	X	
Cleaning of Vents, Ductwork, Flues, Chimney in Unit.	X	

OWNERS MUST HAVE ADEQUATE PARKING FOR ALL VEHICLES IN GARAGE & DRIVEWAY-NO STREET PARKING PERMITTED!!

OWNERS MUST INSURE STRUCTURE AND CONTENTS OF THEIR UNIT FOR FULL REPLACEMENT VALUE

MINIMUM RENTAL PERIOD OF 12 MONTHS FOR ALL LEASES