

TOWNHOME RESPONSIBILITY CHART	Association	Home owner
Common areas:	X	
Any parking lots	X	
Fencing (originally installed)	X	
Landscaping and grassy areas	X	
Medians located within property	X	
Ponds, including retention ponds	X	
Private roadways, street and alleyways	X	
Retaining walls	X	
Sidewalks, walking trails paths and nature trails	X	
Signage	X	
Lot:		
Decks and patios		X
Driveways to exterior face of garage door	X	
Entry doors and windows and appurtenant hardware of each		X
Mntnce of structural components of the two story porches		X
Exterior glass (windows, patio doors), windows, and window frames		X
Exterior light fixtures attached to unit		X
Fencing (if originally installed)	X	
Foundation/ structural components of home		X
Garage doors and appurtenant hardware		X
Gutter and downspouts	X	
HVAC system		X
Improvements to lot/ additional landscaping added by home owner		X
Interior fixtures, electrical/ plumbing equipment/ utility pipes, lines, & fittings		X
Party walls		X
Painting and normal wear & tear on exterior building surfaces	X	
Re-construction or replacement of lot improvements due to casualty		X
Roof repair and replacement (due to normal wear and tear)	X	
Sewer lines from clean-out to unit		X
Storm doors		X
Termite inspection/ warranty protection plan	X	
Maintenance of trees, landscaping and grass on lot	X	
Watering grass, plants, trees and landscaping		X
Replacement of dead plantings (no more than one time)	X	
Damage to landscaping caused by residents, guests, pets		X
Negligence or damage of exterior of unit by home owner		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/or 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.***

HOMEOWNERS ARE REQUIRED TO SECURE AN HO-3 MULTI-PERIL/CASUALTY INSURANCE POLICY . POLICY MUST COVER THE STRUCTURE AND CONTENTS OF THE UNIT.