

**AMBERLY GLEN TOWNHOMES
MAINTENANCE RESPONSIBILITY**

	CHART	Association	Homeowner
1	Deck cleaning & sealing & replacement (including rails)		XXX
2	Doors, door frames, hardware (incl. garage doors)		XXX
3	Door painting-front door and garage (exterior)	XXX	
4	Driveways, walkways, stoops		XXX
5	Electrical wiring & service		XXX
6	Exterior trim & siding	XXX	
7	Exterior outlets		XXX
8	Fencing (divider fences or yard fences)		XXX
9	Frame and foundation of townhome unit		XXX
10	Front porch structural & superficial		XXX
11	Glass surfaces/windows & doors		XXX
12	Gutter maintenance/repair/cleaning	XXX	
13	Heating & A/C lines/equipment		XXX
14	Interior building surfaces		XXX
15	Interior damage due to roof/siding leaks		XXX
16	Insects (wasp nests and red ant hills)	XXX	
17	Insects (pest control interior)		XXX
18	Insurance of structure and contents of townhome unit		XXX
19	Landscaping around townhome unit	XXX	
20	Plant replacement (annually at date selected by HOA)	XXX	
21	Cluster mailbox unit structure	XXX	
22	Mailbox locks and keys		XXX
23	Outside spigot		XXX
24	Patio (cleaning and replacing)		XXX
25	Painting exterior of unit	XXX	
26	Roof including boots and flashing	XXX	
27	Retaining wall	XXX	
28	Screens (windows & doors)		XXX
29	Sewage lines (from clean out to unit)		XXX
30	Sewage lines (from clean out to main)	XXX	
31	Termite Warranty & Annual Inspections	XXX	
32	Walkways & driveways		XXX
33	Water lines (from meter to main)	XXX	
34	Water lines (from meter to unit)		XXX
35	Windows, window frames, all glass surfaces		XXX

****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 well as other similar conditions/situations beyond the Associations control, 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.**

4/15/2020