

Alexander Place Townes HOA Maintenance Responsibilities

The following lists and definitions are intended to guide the homeowner, the Homeowner's Association and its Board of Directors along with the Community Manager.

The Association and Owners responsibilities are established in Declaration of Covenants, Conditions & Restrictions and Architectural Guidelines where applicable.

Please note:

* Homeowner responsibilities along with those for the City/County/Town and related utility companies are not necessarily limited to items on the list.

** If there is a discrepancy between this list and the Declaration of Covenants the Declaration of Covenants will supersede this list.

When applicable, the **Association** is responsible for the following maintenance, repairs and replacement as applicable:

- Roof Replacement
- Power washing
- Street Light Electricity
- Entrance lights
- Annual Termite Inspections/Treatments
- Gutter Cleaning
- Lawn maintenance (mowing, edging, seeding (fescue), fertilizing, pruning and leaf removal, mulch 1x year)
- Exterior water & sewer lines that serve multiple lots
- Mailbox Kiosks (not locks or keys - post office)
- Common Area Items:
 - Retaining Walls
 - Pet Stations
 - Entrance Monuments
 - 3 BMP - Maintenance
 - Playgrounds
 - Private Streets
 - Trash Pick-Up

When applicable, the **Homeowner** is responsible for the following maintenance, repairs and replacement as applicable:

- Roof Repairs/Leaks
- Interior of home
- Driveways, Walkways, Stoops, Sidewalks
- Divider fencing (original)
- Doors (including garage doors)
- Interior and exterior water & sewer lines that serve only the individual lot.
- Decks/Cement patios
- Foundation
- Mailbox keys & locks (via post office)
- All Structure and interior surfaces

- Interior Plumbing & clogs
- All interior surfaces (including repairs for exterior water leaks)
- HVAC & condensation drip lines
- Fireplace and chimney flue
- Glass surfaces
- Windows and screens (including operation of)
- Exterior water faucets and electric outlets
- Exterior light fixtures and bulbs
- Gas, water and electricity
- Interior and exterior pest control
- Homeowner installed additions or modifications that require and ARC approval (including fences)
- Watering grass and plant material
- Drainage issues/problems
- Plant/Tree/Grass Replacement
- Pest control

City/Town/Utilities

- Building inspections permits, etc.
- Police & Fire protection
- Collection of yard waste
- Street Light Repairs
- Public Street