

Royal Creek Townhomes 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:

- Landscaping (see details below)
- Powerwashing
- Annual Termite Inspections
- Gutter Cleaning
- Exterior water & sewer lines that serve multiple lots
- Mailbox Kiosks (not locks or keys - post office)

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

- Roof Repairs/Leaks
- Roof Replacement
- 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)

City/Town/Utilities

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

Landscaping Details

HOA provided Landscape maintenance **DOES** include:

- Lawn maintenance (mowing, edging, fertilizing, pruning and leaf removal).
- Approximately 32 mowing's a year, weather dependent, only in growing season.
- 5 turf treatments a year which includes fertilization and weed control (pre and post emergent) .
- Tree and shrub beds, pavement cracks, and along curb areas will be treated with a non-selective herbicide as needed.
- Fire ants, aphids and Japanese beetles will be treated.
- All shrubs will be pruned according to industry standards on as needed basis throughout the growing season. Perennials and many flowering shrubs such as butterfly bushes and roses will be cut back in the winter.
- 1x year mulch installation with brown triple shredded dyed mulch.
- Dead plant/tree replacement.

HOA provided Landscape maintenance DOES NOT include:

- Watering
- Pest control
- Drainage
- Replacement of dead or damaged sod
- Pulling weeds
- Any extras

Notes:

- Owners may choose to opt out of the mulch installation and turf treatments, however HOA dues charged for this service will not be forgiven or reduced. Owners who opt out will be required to install mulch of the same style and color and at the same frequency (one time per year) as is offered by the HOA landscape vendor to maintain community consistency. Owners who opt out will be required to maintain a healthy, weed free turf and weed free landscape beds. To opt out of either the mulch installation or turf treatments please email Sarah Dooley at sdooley@charlestonmanagement.com.
- Owners must not have anything in /on the grass. This includes: grills, chairs, play equipment, landscape lighting, hoses, etc. The landscapers cannot cut/edge around items in the grass. The landscapers are not responsible for any damage to an item placed in the grass.
- The Declaration of Covenants state the HOA does not maintain the rear yard if it is fenced in. However, the HOA has currently chosen to continue this service if owners chose to fence in their backyard or purchase a home with a fenced in backyard. The landscapers will not cut/weedeat up against the base of the fence. Owners are asked to remove the grass and add a mulch border along the base of the fence. If this is done the landscapers can cut the grass along the fence line.