

**OLDE TOWNE AT BENTLEY RIDGE RESPONSIBILITY CHART
EXHIBIT A**

**Maintenance Responsibility Chart
for**

**Edwards Mill Townhomes Owners Association
(Olde Towne At Bentley Ridge)**

ITEM	Homeowner	Association
Animals in Chimney	XXX	
Attic power vents and fans	XXX	
Chimney cap leaks	XXX	
Chimney surface (brick)	XXX	
Common area lighting		XXX
Common sidewalk maintenance		XXX
Damage to landscaping caused by resident, employee, or guest, autos, repairs, spills, pets, etc	XXX	
Deck repair, staining, etc	XXX	
Driveways repair and replacement	XXX	
Electrical fixtures (except in common areas)	XXX	
Exterior surface painting as determined by the Board		XXX
Exterior townhouse numbers	XXX	
Exterior water spigots	XXX	
Exterior window frames and encasements	XXX	
Exterior yard lights & fixtures	XXX	
Extra cost of painting due to owner negligence (changing the color or using the wrong type of paint)	XXX	
Foundation / structural parts of home	XXX	
Garage Doors	XXX	
Garbage receptacles	XXX	
Grounds/Landscaping (builder installed)		XXX
Grounds/Landscaping (common areas)		XXX
Grounds/Landscaping (homeowner installed)	XXX	
Gutter Cleaning		XXX
Gutters and downspouts replacement and repair		XXX
Heating/AC units & feeder lines	XXX	
Ice and snow removal from private streets		XXX
Interior drainage (except gutters & downspouts)	XXX	
Interior repairs caused by leaks	XXX	
Mailbox kiosk repair/replacement (normal use)		XXX
Mailbox Lock and Key / Key Replacement	XXX (contact local post office)	
Meter leaks or replacement	XXX	
Party Walls – shared by owner	XXX	
Pest control – inside home	XXX	
Private road & parking areas other than driveway repair		XXX
Repair/Maintenance of Architectural changes	XXX	
Roof repair/Leaks/Replacement		XXX
Screens, screen doors, screen porches, porches	XXX	
Service walks from drive to home	XXX	
Sewer lines from common cleanout to city line		XXX
Siding, trim, and shutters (cleaning, painting, repair)	XXX	
Storm doors	XXX	
Structural problems	XXX	
Termite warranty		XXX
Water lines damaged by HOA		XXX
Water lines outside of foundation wall		XXX
Water lines from meter wall to interior	XXX	
Weatherstripping	XXX	
Window fixtures & door hardware	XXX	
Window glass	XXX	