

EXTERIOR MAINTENANCE RESPONSIBILITY GUIDELINES¹

YESTER OAKS HOMEOWNERS ASSOCIATION, INC.

Maintenance Item	Responsible Party	Comments
Attic power vents and fans	Owner	
Chimney	Association/Owner	Association responsible for painting, repairing and replacement of the exterior surfaces of the chimney and chimney cap attached to roof. Owner responsible for cleaning chimney flues, and maintenance, repair and replacement of all structural components of chimney as well as removal of any animals from within chimney.
Doors, Exterior Entry (solid non-glass doors) Front, back, and shed	Association/Owner	Association responsible for painting (as scheduled), repair and replacement, including all sills, and frames Owner responsible for all other maintenance, repair and replacement such as insulation, weather stripping, and appurtenant hardware such as knobs, locks, kickplates, hinges, buzzers, bells and fixtures.
Drainage on and between Lots and drainage improvements (excluding gutters and downspouts)	Owner	Owner responsible for maintenance, repair and replacement of all drainage and drainage improvements located on Lot and along Lot boundary lines, including any swales, pipes, drains, or other drainage improvements and easements serving such Lot, except for gutters and downspouts. (All drainage located within the Common Areas shall be HOA responsibility).
Driveways, Other Parking Areas and any Private Streets	Association	
Electrical Wirings	Owner	

¹ These guidelines provide generalized information regarding the party responsible for common maintenance items as of April 2026. In the event of a conflict, the provisions of the Declaration, Bylaws, or applicable law shall control.

Maintenance Item	Responsible Party	Comments
All architectural modifications and Exterior Improvements That Are Not Part of The Original Construction That Installed by Owners with HOA Approval (ex: decks, patio extensions, pergolas, screened porches, etc.)	Owner	
Exterior Siding and Surfaces (ex: trim, fascia, wood, wood-like and brick and mortar siding	Association	Association responsible for power-washing (as scheduled), painting (as scheduled), other maintenance, repair and replacement
Exterior Electrical Outlet Receptacles	Owner	
Exterior Light Fixtures Attached to Townhome, Original Construction	Association/Owner	Association is responsible for repair, replacement and other maintenance. Owner is responsible for replacement of light bulb therein.
Exterior Post Lights, Original Construction	Association	
Exterior Townhouse Numbers	Association	
Exterior Pest Control	Association/Owner	Association responsible for Common Areas.
Termite warranty and annual inspection	Association	Exterior only.
Fences on Lots, Original Construction by Declarant or HOA	Association	
Fences/Privacy Dividers, installed by Owner with Approval	Owner	
Garbage receptacles	Owner	
Gutters & Downspouts	Association	Cleanings (as scheduled), repair and replacement
HVAC System including pad and feeder lines	Owner	
Exterior water spigots	Owner	
Interior of Townhome, including repairs caused by leaks and interior pest control	Owner	

Maintenance Item	Responsible Party	Comments
Landscaping, installed by Declarant or the Association, including maintenance of grass, shrubs, trees, and other landscaping materials	Association	Association is responsible for mowing, edging, weed control and general pruning in front and unenclosed rear areas of Lot. Such landscaping maintenance also includes fertilization, blowing, debris removal, pine straw/mulch, leaf removal, tree trimming on a scheduled basis in Board's sole discretion and in accordance with and pursuant to contract with landscape vendor. Also, tree removal is done by the HOA in its sole discretion.
Landscaping, installed by Lot Owner, on patio or within an enclosed or gated area	Owner	
Mailboxes	Association	
Rear Patios, Original Construction	Owner/Association	Owner is responsible for keeping clean and tidy. Association is responsible for all other maintenance, repair and replacement to original rear patios (excluding original building defects and damage caused by settling)
Front porch stoop	Owner/Association	Association is responsible for all other maintenance, repair and replacement (excluding original building defects and damage caused by settling) Owner is responsible for keeping clean and tidy. Owner responsible for ice and snow removal.
Front Exterior Railings or Steps	Association/Owner	Association is responsible for maintenance, repair, and replacement of all front exterior railings and steps installed as part of the original construction of the dwelling. Original construction railings within the subdivision are for those townhomes with 3 or more front steps. Owner responsible for maintenance, repair and replacement of all additions and improvements added by Owner with approval.
Roofs, Non-structural (Ex: shingles, flashing, decking, soffit)	Association	Maintenance, repair and replacement due to normal wear and tear.

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Roofs, Structural (Ex: trusses, joists and other structural elements)	Owner	Maintenance, repair and replacement. Also, animal removal from within roofs, chimneys, and attic space.
Roof and Eave vents	Association	
Sewer to Lot	Association/Owner/Tri-Party Agreement	Association is responsible for maintenance and repair of the private sewer lines located within the common areas that serve the lots. (See Article II, Section I(g) of Declaration) Owner is responsible for maintenance, repair, replacement, and clean out of sewer lines and facilities located upon such Lot Owner's Lot from the clean-out to the Unit, including the lines and facilities servicing the Unit.
Water Lines	Association	Association is responsible for maintenance, repair and replacement of all water lines serving a Lot up to the point at which such lines enter the exterior of the dwelling.
Screens, screen doors, storm doors, and glass doors	Owner	
Skylights	Owner	
Structural/foundation	Owner	
Walkways and lead walks on the Lot	Owner/Association	Owner is responsible for keeping clean and tidy. Owner is responsible for ice and snow removal. Association is responsible for all other maintenance, repair, and replacement
Windows	Owner/Association	Association is responsible for exterior aprons, sills, frames, trims, and casing of windows, caulking and painting on scheduled basis (parts that are attached to exterior building surface like the siding). Owner is responsible for maintenance, repair and replacement of all operational components of windows, including glass, full window unit and sashes, insulation, weather stripping, and all appurtenant hardware like locks, tracks, slides and other operating mechanisms. The Owner shall also be responsible for the full replacement of any window unit.

Notes:

- The Association is not responsible for maintenance, repairs, or replacements (1) caused by the negligence or intentional misconduct of any owner or permitted users like residents of household, family members, invitees, guests, or agents; or (2) repairs or replacements that would be covered by an owner's casualty insurance policy regardless of if one exists or not.
- The Association shall perform the maintenance that it is responsible for on a scheduled basis based on the Board's sole discretion of specific action items as needed and guided by the reserve studies, maintenance plans and its professional vendors and vendor contracts.
- Consistent with the maintenance easement granted in the Declaration, Owners shall provide reasonable access to their Lots as necessary to allow the Association to perform its Townhome maintenance responsibilities. Entry upon the Lot by the Association, its employees, agents, or contractors for such purposes shall not be deemed a trespass.
- The Association reserves the right to review the legal documents and applicable statutes to answer any specific questions that may arise related to maintenance issues. In the event of a conflict, the terms of the Declaration control.