

**THE HOMEOWNERS ASSOCIATION OF STONEGATE, INC.
RESOLUTION REGARDING ROUTINE MAINTENANCE
RESPONSIBILITIES**

NO TWO SCENARIOS ARE IDENTICAL, AND DIFFERENT FACTS CAN YIELD DIFFERENT RESULTS. SOME ISSUES ARE TOO COMPLEX TO REFLECT ACCURATELY IN A CHART. THE ATTACHED IS NOT A SUBSTITUTE FOR LEGAL ADVICE, AND IT IS BEST TO CONSULT A QUALIFIED, EXPERIENCED HOA OR CONDOMINIUM ATTORNEY WITH QUESTIONS. THIS CHART DOES NOT ACCOUNT FOR DEFENSES ANY PARTY MAY HAVE REGARDING MAINTENANCE OBLIGATIONS. IN ADDITION, THE CHART ONLY REFLECTS THE OBLIGATION TO PERFORM CERTAIN ROUTINE MAINTENANCE AND NO REPRESENTATION IS MADE AS TO WHETHER SUCH OBLIGATION IS ENFORCEABLE OR ANY MONETARY OR OTHER OBLIGATION THAT MAY ATTACH FOR FAILURE TO PERFORM. THIS CHART ALSO DOES NOT ADDRESS THE DIFFERENT OUTCOMES THAT MAY RESULT FROM A CASUALTY LOSS INVOLVING INSURANCE OR WHETHER ANY COMMON EXPENSE MAY BE CHARGED OR ASSESSED TO AN OWNER.

WHEREAS, The Homeowners Association of Stonegate, Inc. ("Association") is a planned community created by the filing of a Declaration of Covenants, Conditions, Easements, and Restrictions for Homeowners Association of Stonegate on April 20, 2005, ("Declaration;") and

WHEREAS, Article VIII, Section 8.1 of the Declaration provides "the Association may provide maintenance upon any Lot or Limited Common Area requiring same, when necessary in the opinion of the Association's Board of Directors to preserve the beauty, quality, or value of any or all portions of the Property," and

WHEREAS, Article VIII, Section 8.1 of the Declaration further provides that "the Association shall further have the right, but not the obligation, to maintain and keep in good repair the Stoop, Driveway, Deck, Patio Area, roof and other exterior portions and exterior lighting appurtenant to each Townhome, or any portion or portions thereof as the Board of Directors may determine at any time and from time to time in its sole discretion," and

WHEREAS, Article VIII, Section 8.2 of the Declaration provides "the cost of any maintenance undertaken by the Association under the provisions of Section 8.1 shall be assessed against each Lot upon which such maintenance is performed or, in opinion of the Board, benefitting from same," and

WHEREAS, the Board of Directors has reviewed and determined it is in the best interests of Association to adopt a resolution defining which exterior maintenance items the Association will maintain based on the governing documents, rules of reasonableness and past practice.

NOW THEREFORE, The Directors adopt the following resolution for purposes of defining routine maintenance responsibilities and treating owners fairly and similarly:

RESOLVED, that routine maintenance responsibilities within the Association are as defined on the attached Maintenance Responsibilities Chart.

Adopted by the Board, January 8th, 2026.

DocuSigned by:

Ed Schulteis

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President

Stonegate Townhome Maintenance Responsibility Chart

Item / Area	HOA	Owner	Town/Utility	Notes
Building Exterior				
Caulking	X			Performed on a scheduled, community-wide basis by the HOA during painting projects; applies only to surfaces maintained by the Association (e.g., siding, fascia, trim).
Doors (All, including Garage)		X		Includes full door, frame, and surrounding trim/casing/hardware.
Dryer Vent Covers and Annual Cleaning		X		Recommended: Owners should clean dryer vents annually to reduce fire risk and maintain appliance efficiency.
Fascia & Soffit	X			
Fencing (attached to home)		X		Owner is also responsible for power washing.
Gutters & Downspouts	X			Repaired by HOA when damaged; cleaned on a regularly scheduled basis.
Gutter Pipe Extension (perforated pipe)	X	X		Owner is responsible for maintenance. HOA will repair but not maintain on a work order (request only) basis, subject to review if has not been maintained.
Painting (Exterior Surfaces)	X			Performed on a scheduled, community wide, basis by the HOA as determined by the Board.
Retaining Wall (on private property)		X		
Roof - Repairs & Replacement	X			HOA addresses exterior roof leaks as needed and reported. Full roof replacement is completed on a community-wide schedule.
Shutters	X			

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Siding	X			
Stoops		X		
Windows, Screens & Glass Surfaces		X		Owner is responsible for all window glass, frames, locks, screens, and hardware, including replacement due to breakage, seal failure, or wear.
Building Interior				
Interior Surfaces & Repairs (All)		X		Owner is responsible for all interior walls, ceilings, flooring, cabinetry, appliances, and all finishes, fixtures, and systems located inside the unit.
Interior Wall Components		X		Owner is responsible for subsurface elements behind interior or exterior walls, including insulation, house wrap, and vapor/moisture barriers.
Common Property & Infrastructure				
BMP / Stormwater Systems	X			
Cluster Mailboxes	X		Post Office	Post Office handles locks/keys
Entrance Lighting & Monuments	X			
Fencing (located on common property)	X			
Fire Hydrants (Private Streets)			Town	
Pet Waste Stations	X			
Streets & Sidewalks (on common area)	X			Townhome Streets are privately maintained. Streets in the main neighborhood are maintained and regulated through the Town.
Retaining Walls (on common property)	X			

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Grounds & Landscaping				
Grass (Mowing, Edging, Fertilizing, Mulch, Pruning)	X			Services are provided per the HOA's landscaping contract and may vary based on Board discretion. Individual homeowner preferences are not able to be accommodated.
Irrigation / Watering of Lawns or Plants (on private property)		X		Plants installed by owners must be approved through the architectural process and then maintained by the owner. Landscapers may maintain them by accident on rare occasion. Association cannot guarantee the landscapers will never touch the owner maintained plants.
Lawn Drainage Issues (Individual Lots)		X		Owners are responsible for drainage issues originating from their Lot. The HOA is not responsible for water flow, grading, or erosion problems caused by conditions on private property.
Plant / Tree Replacement	X	X		The HOA will only replace vegetation if it was part of the original landscaping or installed by the HOA. Owners are responsible for replacing owner installed plants and trees on their Lot. Any new or replacement plantings must follow the ARC request and approval process.
Pest & Termite				
Annual Termite Inspections & Treatments	X			Kilmore schedules annual termite inspections and treatments. Owners are responsible for ensuring access to their unit to uphold any applicable warranties or rescheduling as needed, and for any additional fees incurred for missed

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				appointments. If termite activity is suspected, owners should contact Kilmore directly.
Interior & Exterior Pest Control	X	X		HOA pays for a quarterly contract. Owners may contact Kilmore Pest directly at any time schedule additional treatments outside the quarterly services if pest issues are experienced, usually at no additional cost. Any services with additional cost beyond the contract would be an owner responsibility.
Plumbing, Electrical, Mechanical				
Electrical Systems & Fixtures (Interior and Exterior)		X		Owner is responsible for all electrical components serving their unit, including interior and exterior fixtures, outlets, wiring, and panels. Fixtures must be weatherproofed. HOA is not responsible for damage from project-based services (e.g., pressure washing).
HVAC Units & Condensation Lines		X		
Plumbing Systems & Lines Serving Individual Lot (Interior & Exterior)		X		Owner is responsible for all plumbing systems, fixtures, and water/sewer lines serving their Lot, including interior plumbing, exterior spigots, water heaters, and underground lines located on their property.
Shared Water Lines (serve multiple lots)			City of Raleigh Water	
Shared Sewer Lines (serve multiple lots)	X			HOA is responsible for sewer lines serving multiple Lots and conducts annual cleaning and inspections to ensure proper function.

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Surfaces, Patios, Structures				
Driveway & Walkways (serving individual unit)		X		Each owner is responsible for the maintenance of the driveway serving their lot in accordance with the Declaration.
Foundation		X		Owner is responsible for maintenance and repair of the foundation, including cracks, settlement, or other structural issues.
Patios & Decks (Cement)		X		
Fireplace & Chimney Flue		X		Owner is responsible for maintenance and repair of fireplace and chimney flue, including arranging annual safety inspections.
Utilities & Services				
Electricity / Water / Gas (Individual Homes)		X	Utility Co.	
Garbage, Recycling, Yard Waste, Bulk Pick Up			Town	Review town website for any additional information or scheduling.
Police & Fire Protection Services			Town	
Snow Removal or Sidewalk Treatment	X			Snow removal is only performed if approved by the Board and on a case-by-case basis. Routine snow clearing is not guaranteed and should not be expected. Please plan accordingly for no snow removal or salt placement unless advised otherwise through eblast.
Street Lights	X		Utility Co.	HOA pays for electricity; the utility company is responsible for maintenance and repairs. Please report any outages or damage directly to the local utility provider.

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Other				
ARC-Approved Additions or Modifications		X		Owner is responsible for maintaining any ARC-approved additions or modifications, including repairs and replacements as needed.
Insurance - Dwelling Exterior & Contents		X		The HOA carries no insurance coverage for individual buildings. Each owner is responsible for insuring the full structure of their unit, including the exterior and all interior contents.
Power Washing (HOA Maintained Items)	X			Power washing is performed by the HOA on a project-wide basis as scheduled by the Board. Standardly only HOA-maintained surfaces will be cleaned. Owners will be notified in advance via community e-blast and are responsible for properly covering or protecting any fixtures or items on or near their unit.