

WEAVERS RIDGE TOWNHOME ASSOCIATION
Homeowner & Association Repair Responsibilities

	<u>Association</u>	<u>Homeowner</u>
Common Area (Grounds)		
Maintenance, repair, & improvements	X	
Alterations or additions by homeowner (Requires BOD Approval)		X
Doors (including storage) (installed at original construction)		
Maintenance & repair (<i>including hardware</i>)		X
Painting Trim (as scheduled)	X	
Painting Doors (requires ARC approval)		X
Garage Doors & mechanical components		X
Electrical		
Service to electric meter	Duke/PE	
Service from meter to house		X
All wiring from meter including panel & inside house		X
Cable TV and phone connections		X
Exterior lighting attached to dwelling		X
Exterior Building Surfaces		
Maintenance (cleaning) & <i>Routine</i> Repair	X	
Glass surfaces, screens		X
Exterior Alterations (Requires BOD Approval)		X
Damage from Catastrophic/Storm Event & Sun glare (wind, hail, fire, vandalism, etc.)		X
Maintenance & repair of windows, window casings, windowsills, & window hardware		X
Storm Doors		X
Rear patio fence partitions (if not damaged by owner)	X	
Doors installed by Builder		X
Gutters & Downspouts		
Routine Maintenance & cleaning as scheduled	X	
HVAC (Heating & AC Equipment)		
Maintenance & repair including lines & ducts, drains, condensers, compressor & electrical connections		X
Insurance		
Structure		X
Common Area & Common Area Structures	X	
Directors and Officers	X	
Interior Damage		
Repair ceilings, walls, carpet floors, underside of house (slab), etc. caused by leaking roofs, siding, or foundations/walls, or from ground water		X
Interior damage from sewer back up (must be on owner policy coverage)		X

	<u>Association</u>	<u>Homeowner</u>
Mailboxes		
Support & boxes	X	
Locks & Keys		X
Negligence		
Negligent damage to grounds, buildings, parking lot, sidewalks, or any common areas.		X
Nuisances		
Removal or extermination of rodents, birds, squirrels, insects, wood destroying insects (termites), pest control		X
Patio Areas		
Cleaning		X
Maintenance of plantings, pruning, replacement, etc.		X
Repairs due to negligence		X
Plumbing System		
Water line from main to meter under streets	X	
Water line from meter to house		X
Water lines under and within walls of townhome		X
Sewer main line (under roadways)	X	
Sewer main line from home to street		X
Outside water faucets- spigots		X
Water heater & equipment		X
Roof		
Covering (shingles) <i>routine</i> maintenance & repair	X	
Sheathing replacement if needed	X	
Interior framing, fire walls		X
Interior damage from roof leak		X
Catastrophic damage to roof (storm/ wind damage) (owner insurance claim)		X
Sidewalks – Stoops & Parking areas		
Repair of Concrete (at Board discretion.)	X	
Damage to Concrete or Turf caused by Vehicles of Owner/Guests		X
Additional Parking Areas installed by Owner (Approval required)		X
Cleaning of patios, walks, driveway, decks, and stoops.		X
Screens		
Storm doors, rear glass patio doors (maintenance, repair/replacement)		X
Trash Containers (To always be kept in back patio area or garage.)		X
Trees, Shrubs, & Plantings		
Maintenance in common areas (including front shrubs & trees)	X	
(Replacement of removed plant material – At Board discretion)	X	
Maintenance/replacement in patio areas, all owner plantings, gardens container pots.		X
Alterations or additions by homeowner (Requires BOD Approval)		X
Fire Ant Treatment on Common Areas	X	
Owners encouraged to water the grass, plants, trees on your immediate Lot		X