CHESAPEAKE CONDOMINIUM ASSOCIATION

MAINTENANCE REGULATIONS

Following is a list of maintenance regulations for Chesapeake. All residents are expected to understand and know their responsibility concerning these rules.

I. EXTERIOR MAINTENANCE - HOMEOWNER'S RESPONSIBILITY INCLUDE:

A. Window replacement. (Any Window replacement needs to conform to the existing architectural design, Any broken glass must be replaced immediately.)

B. Window screens

C. Repair and/or replacement of exterior doors. This includes doorframe and threshold.

D. Door buzzers, bells, knobs, locks and light fixtures

E. Weather stripping

F. Storm windows and storm doors. If applicable.

G. Sewage pipes from unit to junction with Association sewer lines

H. Sheet rock

I. Crawl space and drainage systems, if applicable.

J. Exterior air conditioner with concrete pad

K. Keep deck floors, front & back porches and basement hallways clear of debris.

II. EXTERIOR MAINTENANCE - ASSOCIATION RESPONSIBILITIES INCLUDE

A. Roofs and gutters

B. Wood and vinyl siding and trim

C. Brick and mortar

D. Under eaves air vents.

E. Window encasements

F. Painted exterior door surfaces unless a door is newly purchased by owner and needs initial painting.

G. Handrails

H. House numbers

I. Decks, walkways and lattice work

III. STORM DOORS

A. The addition of any storm or screen door, installation and maintenance shall be at the expense of the homeowner. As of October 2003 any storm door installed must be an ASHFORD BY PELLA - cranberry color, in order to maintain conformity in the community.