WENDELL FALLS TOWNHOME MAINTENANCE AND REPAIR RESPONSIBILITIES

Service Area #2 (Phase 5A Lots 608-645, Phase 5C Lots733-765, Phase 5D Lots 799-809, Phase 5E Lots 865-877, Phase 8A Lots 1061-1086, Phase 9A Lots 1601-1637, Phase 9C Lots 1890-1925

Maintenance Item	Responsible Party
HOME MAINTENANCE	
All structures situated on the Common Areas, to include any amenities, entry monumentation, signage, street lights and light poles	Association
Mail kiosks and supports	Association
All culverts within the Common Area, right of way, or easements granted to the Association	Association
All pipes, lines, pumps or other apparatus comprising any irrigation system serving the Common Area located within the common area, right of way, or easements that have been granted to the Association	Association
All ponds and other stormwater management facilities located within the common area, right of way, or easements that have been granted to the Association	Association
Alley maintenance	Association
Termite inspection and treatment for all exterior walls and foundation	Association
All Exterior walls/siding, trim, windows, shutters, garage doors, porch columns, exterior front steps, driveways and sidewalks will be power washed and cleaned on an as- needed basis to be determined by HOA Management	Association
All painting or staining of exterior painted or stained surfaces of the unit including exterior doors, garage doors, door trim, exterior window trim, shutters and sills shall be completed by the Association on an as-needed basis to be determined by the HOA management	Association
Re-caulking of exterior portions of all windows (not including skylights) and exterior doors, but only at the time the Association undertakes painting and staining of the exterior surfaces.	Association
HVAC System including lines, duct, drains, condensers and electrical connections	Owner
Hot water heater and related equipment	Owner
Attic Fans	Owner
Interior Pest Control- this includes the removal of nuisances such as rodents, birds, insects, wood destroying organisms, etc.	Owner
Framing and trusses/rafters	Owner
All Electrical wiring from the meter panel into the unit	Owner
Chimney cap and flue (if applicable)	Owner
Gas and/or Sewer lines running from the meter and into the unit	Owner
Gutters and downspouts	Owner
Outside water faucets/spigots	Owner
Maintenance and repair of porch columns, foundation wall, crawlspace, and decking	Owner
Roof covering (shingles, felt, etc…) and sheathing	Owner
Skylights (If applicable)	Owner
Attached/detached storage rooms (If applicable)	Owner
Maintenance and repair of window trim, sills, glass, sash, screens, etc.	Owner
Maintenance and repair of all exterior doors (including but not limited to: screen doors, sliding glass doors, storm doors)	Owner
Repair and replacement of shutters	Owner
Exterior lighting and outlets	Owner
LANDSCAPING	
Any landscpaing within the public right of way, including all grasses and shrubs planted by the Association	Association
Edging along curbs, sidewalks, driveways, and planting beds	Association
Fertilization and pruning of all shrubbery	Association
Mowing and fertilizing front and rear unit lawns	Association
Treating plants for disease and insects	Association
Weeding and mulching of plant beds	Association
Maintenace for all lawns, shrubbery, and any additional landscaping located within any patio or courtyard area of the unit	Owner
Installing and maintaining landscaping within the portion of the private drainage easement that is located upon unit (if applicable)	Owner

* Any and all changes made to the exterior of the unit (including architectural and landscaping alterations) must be approved by the Wendell Falls Design Review Committee. The homeowner bears all maintenance & responsibility for DRC approved changes.