

APPENDIX C: HOA/HOMEOWNER MAINTENANCE & REPAIR RESPONSIBILITIES

As determined at the sole discretion of the BOD, the HOA will provide scheduled upkeep to the community. This upkeep may vary between units as deemed appropriate. This includes but not limited to tree trimming, gutter cleaning/repairs, and painting. The PMC is responsible to notify the homeowner in advance of any such plans.

The HOA has no responsibility to maintain, repair or replace any owner-added improvements or additions after the original construction of the Lion's Gate townhouses. (Please refer to the Second Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions, Article VII: Maintenance/Repair and Reconstruction.)

Homeowner Responsibilities:

- Ground and crawl space below the unit
- Any glass surfaces
- Windows/ Doors/ frames/trim and hardware (including glass panes)
- Storm doors, windows and/or screens
- Shed and shed doors
- All light fixtures
- Skylights and/or solar tubes
- Vents (dryer, bathroom, stove, attic, roof)
- Hose bibs and faucets
- Decks and deck stairs
- Screened or enclosed porches
- Pest control (HOA is responsible for rats and snakes)
- Crawl space access doors
- HVAC
- Plumbing
- Electrical components within the building envelope

Lions Gate HOA Responsibilities:

- Landscaping: please see Appendix 8
- Exterior water and sewer lines
- Oversight of water meters through the contracted water company
- Second floor balconies
- Front entrance steps/landing
- Roof covering (i.e. shingles, tiles, etc.)
- Gutters, downspouts and drainage
- Siding materials on the exterior walls of the Townhome Unit (i.e. wood, siding, brick, veneer, etc.)
- Main exterior electrical boxes attached to the units
- Unit main water shutoff valve (located in front and below bay windows)
- Termite Bond (annual inspection)
- Foundation vents