

Essentially, owners are responsible for the exterior of the townhomes except that the HOA will authorize and pay for re-roofing of the units on a per building basis (all units in a common building) on a schedule or as needed, and for painting exteriors on a per building basis on a schedule or as needed and determined by the HOA board.

Individual units in need of repair or painting, at times when the complete building is not scheduled or authorized for painting, are required to be repaired and painted by the owner at the owner's expense.

From the Declaration of Covenants, Conditions and Restrictions, Article VI, Section 2.

Each Lot Owner shall maintain his Lot and any improvements located thereon in a good state of preservation and cleanliness and prevent the development of unkempt conditions thereon.

From the Amendments to Declarations, II, Section 2. Purpose of Assessments.

The assessments levied by the Association shall be used for, but not limited to the following purposes: the maintenance of recreational and common areas, parking areas, upkeep of landscaped areas of individual lots outside of fences, painting of exteriors, maintenance of roof of all lot units. Capital improvements on individual units must be authorized by the Board of Directors of the Association pursuant to the Declarations and shall be paid for by the individual unit owners. The Association shall maintain proper liability insurance on all common and recreational areas. *Repair to exteriors shall be done by the unit owner.*

From the Amendments to Declarations, II, Section 8. Exterior Appearance.

All owners shall maintain the exterior appearance of their units consistent with its original development. *Roof replacement, exterior painting shall be done and paid for as part of maintenance and capital improvement assessments and shall be done on a per building basis rather than a per unit basis as authorized by the Board of Directors.*