

# SMOKETREE TOWNHOMES

## OWNERS AND ASSOCIATION MAINTENANCE COVERAGES

	<u>Association</u>	<u>Homeowner</u>
<b><u>Common Area</u></b> (Grounds & Parking Lot)		
Maintenance, repair & improvements	X	
<b><u>Chimney Flue, Fireplace, Vents, Dryer Vents</u></b>		
Maintenance & Repair		X
<b><u>Doors</u></b> (all types, including French, storage, and sliding)		
Scheduled maintenance of exterior surface (painting & pressure washing)	X	
All repair or maintenance besides painting & pressure washing		X
Painting (Scheduled)	X	
Painting (Other than scheduled)		X
Storm doors		X
Door Locks, Door Bell, & Hardware		X
Threshold & weather stripping		X
<b><u>Electrical</u></b>		
Street lights		<b>Duke Energy</b>
Service to electric meter & to house		<b>Duke Energy</b>
All wiring from meter including panel & inside house		X
Cable TV and phone connections		X
All townhome electrical components		X
<b><u>Exterior Building Surfaces</u></b>		
Maintenance, pressure washing, & painting (also see "Glass Surfaces")	X	
Exterior shutters	X	
Door casings, jamb & frame		X
Door kick plates (wood piece under door)	X	
<b><u>Fences</u></b>		
Patio & slab - maintenance & repair		X
Fences (original construction)	X	
Fences (added by owner)		X
<b><u>Gas (Natural)</u></b>		
Gas main to gas meter		PSNC
From gas meter to and including house		X
<b><u>Glass Surfaces &amp; Windows</u></b>		
All maintenance, cleaning, & repair of window glass, window casings, screens, window sills, & window locks		X
Storm doors front and rear		X
<b><u>Gutters &amp; Downspouts</u></b>		
Maintenance, replacement, repair & scheduled cleaning	X	

	<u>Association</u>	<u>Homeowner</u>
<b><u>HVAC (Heating &amp; AC Equipment)</u></b>		
Maintenance & repair including all components, lines, ducts, drains, condensers, compressor, electrical connections, dryer vents.		X
<b><u>Interior Damage</u></b>		
Repair to ceilings, walls, carpet, floors, underside of house etc., caused from leaking roofs, siding, or foundations/walls, or from ground water		X
Interior damage from stopped up sewer lines.		X
<b><u>Mailboxes</u></b>		
Supports & boxes	X	
Lock and key replacement (Contact Post Office)		X
Repair due to negligence		X
<b><u>Negligence</u></b>		
Cost of repair for negligent or accidental damage to grounds, building or any common areas by owners, tenants, residents, or guests.		X
<b><u>Nuisances</u></b>		
Removal or extermination of rodents, birds, squirrels, insects, woods destroying insects, (termites) and snakes		X
Repair of termite damage		X
Termite warranty or bond		X
<b><u>Plumbing System</u></b>		
Water line from main to meter	X	
Water line from meter to house		X
Water lines under and within walls of townhouse		X
Sewer line main pipe	X	
Sewer line from main to house and including house		X
Outside water faucets		X
Water heater & all townhome plumbing components		X
<b><u>Roof</u></b>		
Covering (shingles) maintenance, repair & replacement	X	
Sheathing & framing (under shingles)		X
Interior damage from roof leak		X
<b><u>Trees, Shrubs, &amp; Plantings</u></b>		
Maintenance in common areas	X	
Maintenance & replacement in rear patio areas		X
Trees & shrubs in front of the homes	X	

\*\*Any damage outside of normal wear and tear that is caused by negligence or vandalism of owner, tenants, or guests, or unknown person will not be repaired at the expense of the HOA and will be charged to the respective homeowner.

\*\*Excluding minor repairs, any damage caused by wind, rain, tornado, hurricane, fire, and other acts of nature are not covered by the HOA and must be filed through an owner's insurance policy.