

| Description  | HOA            | OWNER |
|--|----------------|-------|
| <b>Common Area (Grounds)</b>   |                |       |
| Maintenance, repair, & improvements  | X              |       |
| Alterations or additions by homeowner  | (BOD Approval) |       |
| <b>Chimney Flue &amp; Fireplace</b>  |                |       |
| Maintenance & repair   |                | X     |
| <b>Doors (including storage)</b>   |                |       |
| Painting (scheduled)   | X              |       |
| Other than scheduled   |                | X     |
| <b>Electrical</b>  |                |       |
| Service to electric meter  | CP&L           |       |
| Service from meter to house  | X              |       |
| All wiring from meter including panel & inside house   | X              |       |
| Cable TV and phone connections   |                | X     |
| Exterior lighting attached to dwelling   |                | X     |
| <b>Exterior Building Surfaces (Common Elements)</b>  |                |       |
| Maintenance (power washing) & Repair (See Limited Common Elements for exclusions)  | X              |       |
| Alterations  | (BOD Approval) |       |
| Catastrophic damage or vandalism, etc..  | X              |       |
| <b>Gas (Natural)</b>   |                |       |
| Gas main to gas meter  | PSNC           |       |
| Gas meter to, and including, house   |                | X     |
| <b>Limited Common Elements (Section 3.18)</b>  |                |       |
| Maintenance & repair of windows, doors, door & window casings, door & window sills, door & window locks, & storm doors                                 |                | X     |
| Shutters, awnings, window boxes, doorsteps, stoops, decks, porches, balconies patios that serve a single unit  |                | x     |
| <b>Gutters &amp; Downspouts</b>  |                |       |
| Maintenance & cleaning   | X              |       |
| <b>HVAC (Heating &amp; AC Equipment)</b>   |                |       |
| Maintenance & repair including lines, ducts, drains, condensers, compressor & electrical connections   |                | X     |
| <b>Insurance</b>   |                |       |
| Structure  |                | X     |
| Common area  | X              |       |
| <b>Interior Damage</b>   |                |       |
| Repair to ceilings, walls, carpet, floors, underside of house (slab) etc., caused by leaking roofs, siding, or foundations/walls, or from ground water |                | x     |
| Interior damage from stopped up sewer lines.   | X              |       |
| <b>Mailboxes</b>   |                |       |
| Supports & boxes   | X              |       |
| Locks  | X              |       |
| <b>Negligence</b>  |                |       |
| Negligent damage to grounds, building, pking lot or any common areas   | X              |       |

| Description  | HOA            | OWNER |
|--|----------------|-------|
| <b>Nuisances</b>   |                |       |
| Removal or extermination of rodents, birds, squirrels, insects, woods destroying insects, (termites) etc.. | X              |       |
| <b>Patio Areas</b>   |                |       |
| Maintenance to structure (concrete repairs)  | X              |       |
| Cleaning   |                | X     |
| Maintenance of plantings, pruning, replacement, etc.   |                | X     |
| Repairs due to negligence.   |                | X     |
| <b>Plumbing System</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  | X              |       |
| Sewer line from main to house and including house  |                | X     |
| Outside water faucets  |                | X     |
| Water heater & equipment   |                | X     |
| <b>Roof</b>  |                |       |
| Covering (shingles) maintenance & repair   | X              |       |
| Sheathing & framing (under shingles)   |                | X     |
| Interior damage from roof leak   |                | X     |
| <b>Window &amp; Door Screens</b>   |                |       |
| Maintenance, Repair/Replacement  |                | X     |
| <b>Trash Containers (Kept in back)</b>   |                |       |
|  | X              |       |
| <b>Trees, Shrubs, &amp; Plantings</b>  |                |       |
| Maintenance in common areas  | X              |       |
| Maintenance/replacement in patio areas   |                | X     |
| Alterations or additions by homeowner  | (BOD Approval) |       |