

# WALNUT BLUFFS TOWNHOMES

## HOMEOWNERS 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, Plumbing Vents, Dryer Vents, etc.</u></b>		
Maintenance & Repair		X
<b><u>Doors &amp; Door Frames</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
Garage doors		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 interior & exterior		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 & Decks		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 windows & glass, window casings, screens, window sills, & window locks		X
Storm doors front and rear		X

**Association**

**Homeowner**

**HVAC (Heating & AC Equipment)**

Maintenance & repair including all components, lines, ducts, drains, condensers, compressor, electrical connections.

X

**Interior Damage**

Repair to interior ceilings, walls, carpet, floors, underside of house etc., caused from leaking roofs, siding, or foundations/walls, or from ground water  
Interior damage from stopped up sewer lines.

X

X

**Mailboxes**

Supports & boxes

X

Lock and key replacement (Contact Post Office)

X

**Negligence**

Cost of repair for negligent or accidental damage to grounds, building or any common areas by owners, tenants, residents, or guests.

X

**Nuisances**

Removal or extermination of rodents, birds, squirrels, insects, woods destroying insects, (termites) and snakes

X

Repair of termite damage

X

Termite treatment warranty, inspection, or bond

X (Kilmor)

Repair of termite damage

X

**Plumbing System**

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

**Roof**

Covering (shingles) maintenance, repair & replacement

X

Roof boots

X

Sheathing & framing (under shingles)

X

All interior damage (beneath shingles) from roof leak or water intrusion

X

**Trees, Shrubs, & Plantings**

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 an owner, tenant, or guest, will not be repaired at the expense of the HOA and will be charged to the respective homeowner.

\*\*Excluding minor repairs (such as fallen shutter, loose siding, missing roof shingles), 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.