

## Wynterfield Phase II HOA/Owner Maintenance Chart

Category	Item Description	Owner	HOA
<b><u>Common Area Maintenance</u></b>	Grounds Maintenance		X
	Mulch and Pine-Straw (scheduled installation)		X
	Tree Maintenance		X
	Shrub Trimming & Replacement (in common areas)		X
	Walkways & Driveways		X
	Private Street Maintenance & Repair		X
	All Property Owned by the Association		X
<b><u>Buildings</u></b>	Front Handrailings/Posts-repair, replace, paint		X
	Gutters & Downspouts- clean, repair, replace		X
	Roof Shingle Maintenance & Replacement		X
	Powerwashing (Scheduled)		X
	Powerwashing (Not Scheduled)	X	
	Exterior Shutters, Repair, Replace, Maintain		X
	Exterior Building Surface Maintenance		X
	Address Numbers & Painting (Scheduled)		X
	Chimney, Fireplace, Roof Vents	X	
<b><u>Items on pg. 13-14 of Covenants</u></b>	Patios, Patio Area Plantings & Flowers (if applicable)	X	
	Deck & Porch Decking	X	
	Patio Fencing & Patio Slab	X	
	HVAC- all components and vents	X	
	Window Screens, Windows & Window Fixtures	X	
	Screen & Storm Doors	X	
	Exterior Doors, Framing, Threshold- Maintenance & Repair	X	
	Garage Door	X	
	Weather stripping, Components, Hardware (All Doors)	X	
	Exterior Electrical Outlets	X	
	Exterior Lights & Fixtures	X	
	Exterior Faucets	X	
	Townhome Interior- All Items	X	
	Party Walls	X	
	<b><u>Utility</u></b>	Main Sewer Line & Main Water Line	
Individual Water & Sewer Lines		X	
All Utility Components (Gas, Electric, Cable, Water Heater, etc..)		X	
<b><u>Miscellaneous</u></b>	Damage Caused by Negligence	X	
	Storm Damage & Natural Disaster to Buildings	X	
	Insurance Coverage on the Building, Structure & Contents	X	
	Slab Foundation	X	
	All Insect, Pest, Rodent Treatment, Termite Bond	X	
	Mailbox Structure, Supports, & Boxes		X
	Mailbox Lock & Key	X	
<b><u>All Interior Damage</u></b>	All interior repairs, including those to ceilings, walls, carpet, floor, foundation, etc..caused from leaking roofs, siding, or from ground water	X	

**\*\*Note- Owners, per section 15.1 of covenants it is your obligation to have full hazard insurance coverage on your townhome.**