

**PINEVIEW TOWNES HOMEOWNERS ASSOCIATION  
HOMEOWNERS AND ASSOCIATION RESPONSIBILITIES**

	<u>Association</u>	<u>Homeowner</u>
<b>Common Area</b> (Grounds)		
Maintenance, repair & improvements	X	
<b>Chimney Flue &amp; Fireplace</b>		
Maintenance & repair		X
<b>Doors</b> (including sliding glass)		
Maintenance & repair		X
Painting (scheduled)	X	
Other than scheduled		X
<b>Electrical</b>		
Service to electric meter	Duke Energy	
Service from meter to house		X
All wiring from meter including panel & inside house		X
Cable TV and phone connections		X
<b>Exterior building surfaces</b>		
Maintenance & painting (also see "Glass Surfaces")	X	
<b>Fences</b>		
Patio – Builder installed per building plans	X	
Homeowner requested and installed		X
<b>Gas (Natural)</b>		
Gas main to gas meter	PSNC	
From gas meter to and including house		X
<b>Glass Surfaces</b>		
Maintenance & repair of windows, doors, door & window casings, door and window sills, door & window locks		X
Storm doors		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>Interior Damage</b>		
Repair to ceilings, walls, carpet, floors, underside of house etc., caused by leaking roofs, siding, or foundations/walls, or from ground water		X
Interior damage from stopped up sewer lines.		X

(Over)

	<u>Association</u>	<u>Homeowner</u>
<b>Mailboxes</b>		
Supports & boxes	X	
<b>Negligence</b>		
Negligent damage to grounds, building or any common areas		X
<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>Screens</b>		
Window & door (maintenance, repair/replacement)		X
<b>Trash Containers</b>		X
<b>Trees, Shrubs, &amp; Plantings</b>		
Maintenance in common areas	X	
Maintenance/replacement in patio areas		X