

GATEWAY AT BRIER CREEK TOWNHOMES

ASSOCIATION AND HOMEOWNER MAINTENANCE RESPONSIBILITIES

Note: The purpose of this Chart is to assist in understanding the HOA covenants. The Covenants take precedence over this Chart. This Chart may not be the most recent and subject to change.

	Association	Homeowner
Common area/limited common area	XXX	
Deck cleaning & sealing & replacement (including rails)		XXX
Door & door frame-front door and garage (repairs & replacement)		XXX
Door painting-front door and garage (exterior)	XXX	
Electrical wiring & service		XXX
Exterior lighting fixture attached to building		XXX
Exterior trim & siding	XXX	
Exterior outlets		XXX
Fences in common area	XXX	
Foundation/porch/garage cracks are builder defects and homeowner will need to contact the warranty company or deal with the builder directly.		XXX
Framing of building structure		XXX
Front stoop structural & superficial	XXX	
Glass surfaces/windows & doors		XXX
Gutter maintenance/repair/cleaning	XXX	
Heating & A/C lines/equipment		XXX
Interior building surfaces		XXX
Interior damage due to roof/siding leaks		XXX
Insects (termites & bees)	XXX	
Insects (pest control interior)		XXX
Insurance (Property-townhome building structure to studs, Liability on common property and all Association owned amenities)	XXX	
Insurance--personal content, dry wall in and foundation		XXX
Landscaping in common areas	XXX	
Mailbox System Replacement	XXX	
Mailbox keys and LOCKS- Post office 919-787-1057		XXX
Outside spigot		XXX
Patio (cleaning and replacing)		XXX
Painting exterior of unit	XXX	
Roof including boots and flashing	XXX	
Retaining wall	XXX	
Screens (windows & doors)		XXX
Sewage lines (from clean out to unit)		XXX
Sewage lines (from clean out to main)	XXX	
Storm windows & doors		XXX
Street/parking area (private streets)	XXX	
Street lights	XXX	
Walkways & driveways	XXX	
Water lines (from meter to unit)		XXX
Water lines (from meter to main)	XXX	
Window, window frame, sashes & sill		XXX