

## Stonegate Townhomes

The following lists and definitions are intended to guide the homeowner, the Homeowner's Association and its Board of Directors along with the Community Manager. The Association and Owners responsibilities are established in Declaration of Covenants, Conditions & Restrictions and Architectural Guidelines where applicable.

Please note:

- Homeowner responsibilities along with those for the City/County/Town and related utility companies are not necessarily limited to items on the list.
- HOA Responsible items are generalizations and may be done on an individual work order basis or only as a scheduled project (such as power washing, painting, or total roof replacement). Reach out to your manager regarding questions about any specific line item.
- If there is a discrepancy between this list and the Declaration of Covenants the Declaration of Covenants will supersede this list.

|  | Owner | HOA | Cty/Town/<br>Utility<br>Comp |
|--|-------|-----|------------------------------|
| Dwelling and contents insurance including exterior of townhome   | X     |     |                              |
| Roof Replacement   |       | X   |                              |
| Street Light Electricity (HOA pays, electric company repairs)  |       | X   | X                            |
| Entrance lights  |       | X   |                              |
| Annual Termite Inspections/Treatments  |       | X   |                              |
| Gutters  |       | X   |                              |
| Lawn maintenance (mowing, edging, sodding (Bermuda), fertilizing, pruning, leaf removal & mulch Ix year) |       | X   |                              |
| Exterior water & sewer lines that serve multiple lots.   |       |     | X                            |
| Mailbox Kiosks (Post Office - locks and keys & HOA - replacement of cluster mailboxes when needbe)       |       | X   | X                            |
| Common Area Items:   |       |     |                              |
| Private Streets  |       | X   |                              |
| Sidewalks  |       | X   |                              |
| Fencing (Owners - original attached to homes & HOA - all others)   | X     | X   |                              |
| Retaining Walls (HOA will take care of retaining walls on common property only)                          | X     | X   |                              |
| Pet Stations   |       | X   |                              |
| Entrance Monuments   |       | X   |                              |
| BMP Maintenance (I level spreader)   |       | X   |                              |
| Fire Hydrants along private streets (HOA will get them inspected Ix a year)                              |       | X   | X                            |
| Roof Repairs/Leaks   |       | X   |                              |
| Power washing  | X     | X   |                              |
| Exterior surfaces (paint, caulk, repair, replacement & care of)  |       | X   |                              |
| Gutters  |       | X   |                              |
| Downspouts   |       | X   |                              |
| Roofs  |       | X   |                              |
| Shutters   |       | X   |                              |
| Siding   |       | X   |                              |
| Soffit and Fascia  | X     |     |                              |
| Stoops   | X     |     |                              |
| Doors (Without glass & builder installed)  | X     |     |                              |
| Exterior Dryer Vent Covers and Similar Covers of Owner Responsible Items                                 | X     |     |                              |
| Driveways & Walkways   |       | X   |                              |
| Exterior doors and their frames (including garage doors)   | X     |     |                              |
| Interior and exterior water & sewer lines that serve only the individual lot.                            | X     |     |                              |
| Decks/ Cement patios   | X     |     |                              |
| Foundation   | X     |     |                              |
| All Structure and interior surfaces  | X     |     |                              |
| Interior Plumbing & clogs  | X     |     |                              |
| All interior surfaces (including repairs for exterior water leaks)                                       | X     |     |                              |
| HVAC & condensation drip lines   | X     |     |                              |
| Fireplace and chimney flue   | X     |     |                              |
| Glass surfaces   | X     |     |                              |
| Windows and screens (including operation of)   | X     |     |                              |
| Exterior water faucets and electric outlets  | X     |     |                              |
| Patios   | X     |     |                              |
| Exterior light fixtures and bulbs  | X     |     |                              |

|   |   |   |
|---|---|---|
| Gas, water and electricity (Individual Homes)   | X |   |
| Interior and exterior pest control  | X |   |
| Homeowner installed additions or modifications that require and ARC approval (including fences) | X |   |
| Watering grass and plant material   | X |   |
| Drainage issues/problems on individual lots   | X |   |
| Plant/Tree Replacement  |   | X |
| Snow Removal ( ONLY WHEN APPROVED BY THE BOARD)   | X | X |
|   |   |   |
| City/Town/Utilities   |   |   |
| Garbage & Recycling collection  |   | X |
| Police & Fire protection  |   | X |
| Collection of yard waste  |   | X |
| Street Light Repairs  |   | X |