

**TOWNS AT LAKESIDE ASSOCIATION, INC.**

**EXTERIOR TOWNHOME MAINTENANCE RESPONSIBILITIES  
28-Dec-09**

| <b>CATEGORY</b>                                | <b>ASSOCIATION RESPONSIBILITY</b>  | <b>INDIVIDUAL UNIT OWNER RESPONSIBILITY</b>   |
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| Grounds Maintenance                            | Mowing, blowing, edging, and weeding<br>Fertilization, insect, weed and disease control<br>Irrigation repairs and maintenance<br>Trimming and replacement of trees, shrubs and landscaped areas<br>Mulch replacement   | Maintenance of any landscaping within a fully enclosed patio, if any (e.g., rear lanais)  |
| Gutters  | No gutters were originally installed on building   | After ARC approval owner to maintain in entirety  |
| Painting                                       | Exterior repaint and pressure wash of townhome unit every five years. NOTE: HOA documents do not mandate that the HOA pressure wash units on an as needed basis. However, the previous Board inadvertently put this in the budget and performed the work, so the HOA has been pressure washing annually. The HOA can halt this work if the owners desire and remove from the budget by a vote of the membership. | Inspect and repair all cracks or peeling paint between complete repaints<br>Inspect and repair all cracks in texture surfaces<br>Pressure washing of unit in between complete repaints (see note under HOA responsibility)  |
| Roofing  | Replacement of all shingles on a residential building every 15-20 years  | Any roof repairs other than a complete replacement every 15-20 years  |
| Utilities                                      | Repair, replacement and maintenance of electric, water and sewer lines or fire hydrants performed by public utility; HOA to maintain irrigation well   | If individually metered: all plumbing repairs from the water meter to the inside or underground of each unit; all electric repairs inside or underground of each unit; IMPORTANT: Repairs and maintenance of any utilities serving a particular unit may affect the units of adjacent Lot Owners.   |
| Other Building Maintenance                     | NOTE: Per reserve study completed by HOA in 2008, it was suggested that the HOA also be responsible for replacing the exterior light fixtures (phased entire replacement only); the vinyl shutters (phased entire replacement only); the concrete parking areas and mail kiosk stations. Any item not contained herein specifically to be maintained by the HOA shall be maintained by the Unit Owner.           | Repair and replacement of glass surfaces*<br>Repair and replacement of exterior doors*<br>Removal of algae, mildew and stains<br>Repair and replacement from any fire, wind, flood, tornado, hurricane<br>Repair and maintenance of exterior caulking for doors, windows & vents<br>Maintenance of individual walkways to each unit<br>Repair and replacement of aluminum/vinyl siding**<br>Repair and replacement of screen enclosures |
| Pest Control                                   | Exterior lawn pest control; quarterly exterior building pest control to be effective January 1, 2010 through HOA.  | Exterminating services inside each unit   |
| Termite Protection<br>Subterranean and Drywood | Termite protection available on all buildings through the HOA effective January 1, 2010.   | Any costs for treatment not covered by the HOA policy would be borne by the units owners and divided equally amongst all owners in that particular building.  |

\* Owner to notify HOA prior to commencing any work.

\*\* Owner to notify HOA prior to commencing any work. HOA may oversee the work for the entire building if applicable and bill each owner their proportionate share. In other instances owner may receive word form HOA to proceed.