

TOWNS AT LAKESIDE ASSOCIATION, INC.

**EXTERIOR TOWNHOME MAINTENANCE RESPONSIBILITIES
15-Mar-17**

CATEGORY	ASSOCIATION RESPONSIBILITY	INDIVIDUAL UNIT OWNER RESPONSIBILITY
Grounds Maintenance	Mowing, blowing, edging, and weeding Fertilization, insect, weed and disease control Irrigation repairs and maintenance Trimming and replacement of trees, shrubs and landscaped areas 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 in 2010.	Inspect and repair all cracks or peeling paint between complete repaints Inspect and repair all cracks in texture surfaces Pressure washing of unit in between complete repaints (see note under HOA responsibility)
Roofing	Replacement of all shingles on a residential building about every 20 ~25years. Board decides when need to be replaced	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* Repair and replacement of exterior doors* Removal of algae, mildew and stains Repair and replacement from any fire, wind, flood, tornado, hurricane Repair and maintenance of exterior caulking for doors, windows & vents Maintenance of individual walkways to each unit Repair and replacement of aluminum/vinyl siding** Repair and replacement of screen enclosures
Pest Control	Exterior lawn pest control; exterior building can be bid out and added to 2010 HOA budget if desired by owners	Exterminating services inside and outside the unit other than lawn
Termite Protection	No	All owners are responsible for renewing their sub-terranean termite warranty. Any owner in a building without a warranty would be responsible for the proportionate share of their cost to treat the entire building. Additionally, drywood termite maintenance would be coordinated by HOA and split between those owners affected in each 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.