

3 CHERRY WAY TOWNHOME MAINTENANCE RESPONSIBILITY LIST

NOTE: Any exterior home repairs or reconstruction performed by the homeowner, or their designee, must be approved by the HOA Board of Directors as directed in Section 9.03 of the 3 Cherry Way CC&Rs (Reference CC&R Excerpt Below).

Section 9.03 of 3 Cherry Way CC&R's: No building, fence, wall, outbuilding or any other accessory feature to the Dwelling Unit or any other structure upon any building Lot shall be commenced, erected, placed, maintained or altered on any Lot or combination of contiguous Lots, until the Complete Construction Plans (the "Plans") for the remodeling or improvements are approved in writing, by the Committee or its designated agents.

Required – Contact the HOA prior to locating and/or initiating repairs, exterior to the building, involving utilities (electricity, gas, water, sewer, cable TV, telephone, and internet).

ITEM	ASSOCIATION	HOMEOWNER
THOROUGHFARES		
Driveway (to garage door)	X	
Roads	X	
Sidewalks	X	
Walkways (up to porch)	X	
ROOFS		
Attic Exhaust Fans (Repair/Replace)		X
Roof Areas Altered (Repair/Replace) (BOD approval: Satellite, Skylight, etc.)		X
Roof Damage (BOD approval; fire, lightening, windstorm, hail, flood, or other natural disaster) Shingle color & type: CertainTeed Landmark, Driftwood		X
Roof maintenance (leaks/rubber boots) (Exterior repairs only)	X	
Roof Replacement (+/- 25-year cycle)	X	
EXTERIOR		
Brick (Repair/Replace – BOD Approval) Color/Size: Statesville Brick, Monticello Oversized Tumbler or Monticello Queen Tumbler ½" narrower		X
Dormer Repair (BOD Approval) Shingle Color/type: CertainTeed Landmark, Driftwood		X
Exterior house numbers (Attached to unit)	X	
Exterior storm doors (BOD approval)		X

3 CHERRY WAY TOWNHOME MAINTENANCE RESPONSIBILITY LIST

ITEM	ASSOCIATION	HOMEOWNER
Exterior Water Faucets		X
Foundation		X
Garage Doors (Maintenance/Replacement)		X
General maintenance of all common grounds	X	
Gutter/downspouts/emitters cleaning		X
Gutters/downspouts (Repair/Replacement for normal useful life)	X	
HOA planted landscaping replacement on common ground planting areas	X	
Painting exterior door surfaces (Minwax Red Mahogany Jelly) Doors: Oval glass insert doors are by ODL, model number 949 Heirloom. Square glass insert doors are by Masonite, model number 106-517-2. Supplier is Dellinger Building Supply.	X	
Porch steps, floor perimeter bricks, tiles, hand railings and columns (BOD approval)		X
Pressure washing of unit exterior		X
Screened Porches (BOD Approval)		X
Shutters (Refinish/Repair/Replace)	X	
Siding and Trim (Paint, caulk, and repair for normal useful life) Colors: Trim SW7002, Downy; Siding SW7037 Balanced Beige;	X	
Window washing interior and exterior		X
Windows all glass surfaces and screens (Repair/Replace)		X
Window Structure (Repair/Replace-BOD Approval)		X
MISCELLANEOUS		
HVAC (Repair/Replace)		X
Insurance of common grounds & buildings	X	
Insurance of the unit		X
Mailboxes (Except address label, keys & lock)	X	
Sanitary sewer lift pumps (Repair/Replace)		X
Storm Drainage Common Areas	X	
Annual exterior bug and termite treatment	X	