

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 Please complete an Owner Application for Exterior Architectural or Landscaping Change/Repair form.

ATTENTION: To the maximum extent permitted by applicable law, in no event shall the HOA officers and/or directors be liable for any indirect, punitive, incidental, special, consequential or exemplary damages, personal injury or property damage, of any nature whatsoever, resulting from damage(s) by the 3CW Homeowner or the Homeowner's contractor. The Homeowner will be held liable for any damages caused by repairs/additions to the 3CW property.

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	
Street 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 Leaks (Requires on-site evaluation)	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
If a homeowner anchors anything to the brick exterior or porch columns which results in damage to the exterior of the home, it will be the homeowner's responsibility to repair.		X

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EXTERIOR (Continued)		
Dormer Repair and Painting (BOD Approval) and requires on-site evaluation. Shingle Color/type: CertainTeed Landmark, Driftwood	X	X
Exterior house numbers (Attached to unit)	X	
Exterior storm doors (BOD approval)		X
Exterior Water Faucets		X
Foundation Repair/Replacement		X
Garage Doors (Maintenance/Replacement)		X
General maintenance of all common grounds	X	
Gutter/downspouts/emitters cleaning (pop-ups)/underground tubes		X
Gutters/downspouts (Repair/Replacement for normal useful life)	X	
HOA planted landscaping replacement on common ground planting areas	X	
Painting front exterior door surfaces (Stain Color: Lowe's Valspar Defense, Satin, Polished Mahogany SW2838) Doors: Oval glass insert doors are by ODL) 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. If a homeowner wishes to stain their front door, they must complete an Owner Application for Exterior Architectural or Landscaping Change/Repair form and obtain BOD approval. To obtain BOD approval, the homeowner must use the BOD approved stain.	X	X
Painting secondary (sunroom) exterior door surfaces (Paint Colors: Trim SW7002, Downy; Siding SW7037 Balanced Beige) If a homeowner wishes to paint their secondary exterior door, they must complete an Owner Application for Exterior Architectural or Landscaping Change/Repair form and obtain BOD approval. To obtain BOD approval, the homeowner must use the BOD approved paint colors.	X	X
Painting of Dormer Cable Vent		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 (Replace shutter or anchors; shutters will not be repaired); Color musket brown	X	

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Siding and Trim (Paint, caulk, and repair for normal useful life) Colors: Trim SW7002, Downy; Siding SW7037 Balanced Beige;	X	
Sewer problems in common areas	X	
Sewer problems inside home		X
Replacement of sloped sidewalk leading to porch		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
Garage Door Lintel Gap	X	
Outside Water Pressure Valve		X
Mailboxes (Except address label, keys & lock)	X	
Sanitary sewer lift pumps (Repair/Replace)		X
Replace window broken by 3 CW contractor; first check if resident's homeowners' policy will cover; if not, instruct resident to submit invoice to HOA for payment	X	
Storm Drainage Common Areas	X	
Annual exterior bug and termite treatment	X	