

THE GREENS AT HAWK VALLEY
CHART OF MAINTENANCE RESPONSIBILITIES

(In Accordance with Declaration § 6.4 and § 17.1)
 The Association shall be responsible for all Common Elements and specified Limited Common Elements
 Unit Owners shall be responsible for expenses within the Unit Boundaries and specified Limited Common
 Exhibit A to the Bylaws
 As of November 21, 2013

ITEMS	ALLOCATION	AUTHORITY OR REFERENCE	ASSOCIATION RESPONSIBILITIES Common and Limited Common Elements	OWNER RESPONSIBILITIES Limited Common Elements and Common Elements Interior/Exterior Interface Items
1. All Grounds including Courtyards, Charter Courtyard Walls, Retaining walls	Common Element	Declaration Article VI § 6.1 and § 6.2	All maintenance, repair and replacement	
2. Landscaping Maintenance, including Trees, Shrubs, and Grass	Common Element	Declaration Article VI § 6.1 and § 6.2	All landscaping and grounds maintenance	Water newly planted shrubs, trees, or lawns
3. Service Walks, Main Entrances, and Unit Driveways	Limited Common Element	Declaration Article IV § 4.1(a)	Snow removal of more than 2 inches: roadways, driveways, stoops and sidewalks (from the driveway to Unit front entrance only)	All maintenance, repair and replacement
4. Underground Stormwater Drainage Systems, Roadways, Access Ways - Parking Areas	Common Element	Public Offering Declaration into Page 2 No 2 "Condominium Concept"	All maintenance, repair and replacement	
5. Exterior Doors (except Sliding Glass Doors), and Shutters, side panels	Limited Common Element	§ 3202, Item 4	Exterior maintenance and painting other than problems caused by the negligence of the owner which maintenance shall be at the expense of the unit owner.	Interior of doors, interior trim, door panel, buck sill, and weather stripping, hardware set, lock and deadbolt assembly, hinges, closures, glass replacement, door replacement, door frame and all other maintenance items.
6. Exterior Surfaces, Roofs, and Gutters and Downspouts including Underground Storm Water Piping	Common Element	Declaration Article VI § 6.1 and 6.2	All maintenance, repair and replacement to be the same grade, color, style, and size, not including stone façade	All maintenance, repair, and replacement of stone façade including sealing and water leaks. Association will replace stone with siding if there is an issue with the stone that would require replacement. Documentation must be supplied to Board before replacement will be made.
7. Garage Doors	Limited Common Element	§ 3202, Item 4	All exterior maintenance, and painting other than problems caused by negligence of a unit owner which maintenance shall be at the expense of the unit owner.	All interior maintenance, cleaning repair and upkeep including garage door opener and controls hardware, including locks hinges and tracks and glass replacement, door and door frame replacement.
8. Sliding and French Doors, Door and Window Screens and Storm Doors, Windows, Skylights, Awnings	Limited Common Element	§ 3202, Item 4		Cleaning and glass replacement interior of window/door tracks, sills, door, frame, weather stripping, hardware including hinges, closures, locks, leaks, and all other maintenance. All maintenance repair and replacement - to be the same grade, color and style.

ITEMS	ALLOCATION	AUTHORITY OR REFERENCE	ASSOCIATION RESPONSIBILITIES Common and Limited Common Elements	OWNER RESPONSIBILITIES Limited Common Elements and Common Elements Interior/Exterior Interface Items
9. Decks, Patios, Rear Porches, and privacy fences	Limited Common Element	§3202, Item 4 Declaration Article IV § 4.1 (a and c)		All maintenance, repair and replacement including cleaning and weather proofing. Required maintenance as recommended by the "Building Committee"
10. Fireplaces	Unit	§ 3202, Item 2		All internal components including the flue cleaning at the unit owner's expense - annual inspection recommended.
10a. Chimneys, Chimney caps	Limited Common Element	§3314 (c) (2) Declaration Article 10 §10.3.2		All maintenance, repair and replacement.
11. Plumbing - Water and Sewage	Common and Limited Common Element	§ 3202, Item 2 and Declaration Article II, § 2.2.2(c)	All maintenance, repair and replacement of piping, conduit, etc. required to deliver water and sewer service to the exterior entry point of the Unit.	All maintenance, repair and replacement of water faucets, piping, conduit, etc. serving only that Unit whether or not such plumbing fixtures and piping are themselves located entirely within the unit.
12. Electrical and Related Systems (Telephones, Cable, TV wiring)	Common and Limited Common Element	§ 3202, Item 2 and Declaration Article II § 2.2.2 (b) (f) and (g)	All maintenance, repair and replacement of wiring, conduit, etc. required to deliver electrical and related services to the exterior entry point of the Unit are the responsibility of the appropriate provider.	All maintenance, repair, and replacement of fixtures, wiring, outlets, conduit, etc. serving only that Unit whether or not such electrical and related components are themselves located entirely within the Unit.
13. Heating and Cooling Systems	Unit	§3202 Item 2 and Declaration Article IV § 4.1 (b)		All maintenance, repair and replacement
14. Water System	Common Element	§3307(a) and Declaration Article VI §6.1 & 6.2	All maintenance, repair and replacement of piping, conduit, etc. required to deliver water service to the exterior entry point of the Unit.	
15. Exterior Light Fixtures, Lamp Posts and Sensors	Limited Common Element	§ 3202 Item 2 and Declaration Article II § 2.2.2 (f)	All maintenance except bulb replacement, photo sensor, and damage from attached flag pole.	Bulb replacement and photo sensor. Damage done by flag pole attached to vinyl lamp post
16. Additions, Alterations that are made by the unit owner	Unit or Limited Common Element	Declaration Article 5		All maintenance, repair and replacement to be of the same grade, color and style. See Note (1)
17. Concrete Basement Floors and Walls and Concrete Foundation Slabs below the top surface of the Unfinished Concrete Floor or Slab	Unit	§ 3202 Item 1 and Declaration Article II § 2.2.1 (a) (2) Declaration Article 10 § 10.3.2	Maintenance and repair necessary to prevent damage from repeated water infiltration from outside. Exception would be ground water - water coming up from the ground.	Owner responsible for all inside maintenance and repairs.
18. Rodents and insects		Declaration Article VI § 6.1 and § 6.2	Infestations which may lead to structural damage and/or physical harm	Nests that are accessible to the unit owner by spray can, hose, etc., and pests that are a nuisance only and not destructive.

Note: (1): Includes :
a. Enclosed rear decks/patios at 1256 Crestview Drive, 99 Hawk Valley Lane, 1290 Crestview Drive, & 86 Hawk Valley Lane
b. Siding added to enclosed decks/patios at 95 Hawk Valley Lane, 1284 Crestview Drive and 1282 Crestview Drive