

<b>ASHTON HALL TOWNHOME ASSOCIATION REVISED 2023</b>				
<b><u>MAINTENANCE/REPAIRS</u></b>		<b><u>HOMEOWNER</u></b>	<b><u>ASSOCIATION</u></b>	<b><u>CITY OF RALEIGH</u></b>
<b><u>BUILDING</u></b>				
1	Animals in chimney	X		
2	Attic power vents and fans	X		
3	Chimney cap install	X		
4	Chimney cap leaks	X		
5	Chimney surface		X	
6	Exterior doors without glass—maintenance	X		
7	Exterior doors without glass—painting		X	
8	Garage Doors—maintenance	X		
9	Garage Doors--painting		X	
10	Gutter Cleaning		X	
11	Gutter downspout replacement/repair		X	
12	External Water Spigots		X	
13	Pest control inside unit	X		
14	Repair/maintenance of architectural changes made by owner	X		
15	Roof repairs/leaks/replacement		X	
16	Siding & Trim painting and repair (including door and window trim)		X	
17	Screen/Storm Doors	X		
18	Termite Inspections and Treatment		X	
19	Termite Damage	X		
20	Weatherstripping	X		
21	External lighting fixtures attached to buildings and common area fixtures placed by builders		X	
22	External lighting fixtures attached to building by owner	X		
23	Interior unit electrical fixtures	X		
24	Exterior building surfaces including brick stairs and brick planter boxes		X	

		<u>OWNER</u>	<u>ASSOCIATION</u>	<u>CITY OF RALEIGH</u>
25	Driveways—cleaning	X		
26	Driveways—maintenance/repair		X	
27	Removal/extermination of rodents/birds/insects etc		X	
28	Uncovered concrete patios constructed by developer/builder		X	
29	Uncovered concrete patios constructed by owner	X		
30	Uncovered wooden decks		X	
31	Covered wooden decks and screen porches	X		
32	Window screens/door screens/porch and deck screens	X		
33	External iron banisters		X	
34	Waterproofing—basements/garages/crawl spaces	X		
35	Foundation/structural/construction defects	X		
36	Interior repairs due to roof leaks		X	
37	Exterior Townhouse numbers		X	
	<b><u>WINDOWS</u></b>			
38	Window and door hardware	X		
39	Window glass (clean/replace/repair)	X		
40	Window frames and encasements (repair/replace)	X		
	<b><u>HEATING AND AC UNITS AND WATER HEATERS</u></b>			
41	Heating/AC Units & Feeder Lines Maintenance/Replacement	X		
42	Water heater maintenance/replacement	X		
43	Interior damage due to water heater leaks	X		
	<b><u>COMMON AREA/STREET and SIDEWALKS</u></b>			
44	Common area lightning		X	
45	Common fencing (wrought iron fence along Spring Forest Road, brown wooden fencing behind units on Ashton Hall Lane to separate from other neighborhood, and white divider fences between decks in the backs of the units) and entry structures		X	
46	Ice and snow removal from street and sidewalks		X	

		<u>HOMEOWNER</u>	<u>ASSOCIATION</u>	<u>CITY OF RALEIGH</u>
47	Private road and parking area repair including re-paving/asphalt/parking lines		X	
48	Sidewalk maintenance/repair		X	
49	Grounds/landscaping on lots/units installed by builder/developer		X	
50	Grounds/landscaping on lots/units installed by owner including fencing around patios for individual units	X		
51	Grounds/landscaping on common areas		X	
52	Damage to landscaping caused by residents/guests/pets	X		
53	Sprinkler system		X	
	<b><u>MAIL</u></b>			
54	Mail box structure		X	
55	Mail box keys and locks	X		
	<b><u>GARBAGE</u></b>			
56	Garbage receptacles and housing for garbage receptacles		X	
57	Garbage removal from receptacles		X	
58	Large garbage item removal such as furniture and items not fitting in receptacles	X		
	<b><u>WATER/SEWER</u></b>			
59	Homeowner Lateral Sewer Line Insurance	X		
60	Sewer lines (laterals) from unit to main sewer line	X		
61	Sewer main line under private road		X	
62	Water line from external meter throughout community and main water line		X	
63	Water line from external meter to interior of unit	X		
64	Meter leaks or replacement			X