

**The Brownstones at 751 South  
Maintenance Responsibility Chart**

	<b>Association</b>	<b>Homeowner</b>
Fences installed by Declarant	XXX	
Landscaping mtnce of yards	XXX	
Cleaning of pet deposits and ensuring pets are out of yard when landscape mtnce personnel are scheduled for svc		XXX
Ensuring fenced yard is unlocked for yard service		XXX
Deck staining and repairs	XXX	XXX
Doors and door frames, including garage (repairs & replacement)		XXX
Door painting-front door and garage (exterior)	XXX	
Electrical wiring & service		XXX
Exterior lighting fixture attached to building		XXX
Exterior trim & siding	XXX	
Exterior outlets		XXX
Fences in common area	XXX	
Framing of building structure		XXX
Front stoop structural & superficial		XXX
Windows, window frames, all glass surfaces		XXX
Gutter maintenance/repair/cleaning	XXX	
Heating & A/C lines/equipment		XXX
Interior building surfaces		XXX
Interior damage due to roof/siding leaks		XXX
Insects (termites & wasp nests in eaves)	XXX	
Insects (pest control interior)		XXX
Fire and Hazard insurance policy on Unit in an amount equal to full replacement value, including value of excavations and foundations		XXX
Mailbox keys, if lost- mailbox lock replacement thru USPS		XXX
Outside spicket		XXX
Patio (cleaning and replacing)		XXX
Painting exterior of unit	XXX	
Roof including boots and flashing	XXX	
Retaining walls spanning more than one unit	XXX	
Screens (windows & doors)		XXX
Sewage lines (from clean out to unit)		XXX
Sewage lines (from clean out to main)		XXX
Storm windows & doors		XXX
Walkways	XXX	
Driveways		XXX
Water lines (from meter to unit)		XXX
Water lines (from meter to main)		XXX

*\*\*HOA maintains normal wear and tear of exterior of unit. Unit owner is responsible for repair or reconstruction of any improvements on any Lot for any damages to the exterior of the Unit, the cost of which repair or reconstruction would be covered by casualty insurance, whether or not a policy of casualty insurance is in effect.*