

Lennox at Brier Creek HOA

Maintenance Responsibilities

Approved 11/14/2016

The following lists and definitions are intended to guide the homeowner, the Homeowner's Association and its Board of Directors along with the Community Manager.

The Association's responsibilities are established in Article IV of the Declaration of Covenants, Conditions & Restrictions (Pages 13-14). Individual owner responsibilities are also established in the Declaration; however, homeowner responsibilities along with those for the City of Raleigh and related utility companies are not necessarily limited to items on the list.

The **Association** is responsible for the following maintenance, repairs and replacement as applicable:

- Driveways & Walkways
- Annual Termite Inspections/Treatments
- Exterior surfaces (paint, repair, replacement & care of)
 - Gutters
 - Downspouts
 - Roofs
 - Shutters
 - Siding
 - Trim
 - Stoops
 - Doors (Only doors without glass & original construction)
- Lawn maintenance (excluding areas within a homeowner installed fenced area)
- Maintenance only of HOA/Builder installed shrubs, plants and trees
- Replacement of shrubs, plants & trees in Common Areas as deemed necessary by the Board of Directors.
- Exterior water & sewer lines that serve multiple lots on private streets.
- All Common Area Items, including without limitation:
 - Private Streets & Alleys
 - Sidewalks
 - Amenity Center (Clubhouse, Pools, Fitness Center, etc.)
 - Mailbox Kiosks (no locks or keys)
 - Fencing
 - Retaining Walls
 - Pet Stations
 - Benches
 - Pergolas
 - Entrance Monuments
 - Landscaping & Pond Maintenance
 - Fire Hydrants along private streets

The **Homeowner** is responsible for the following maintenance, repairs and replacement as applicable:

- Exterior doors with windows/glass (including garage doors)
- Interior and exterior water & sewer lines that serve only the individual lot.
- Decks
- Patios
- Foundation
- Landscaping within an enclosed fence area
- Replacement of shrubs, plants and trees within property lines
- Mailbox keys & locks (via post office)
- Other Yard Improvements such as retaining walls, owner installed plantings and drain systems specific to a Homeowner's lot, etc.
- Interior Plumbing & clogs
- All interior surfaces (including repairs for exterior water leaks)
- Dryer vents
- HVAC & condensation drip lines (including keeping clear of mulch to prevent clogs)
- Fireplace and chimney flue
- Glass surfaces
- Windows and screens (including operation of)
- Exterior water faucets and electric outlets
- Exterior light fixtures and bulbs
- Gas, water and electricity
- Interior and exterior pest control
- Vinyl Divider privacy panels
- Homeowner installed additions or modifications that require and ARC approval (including fences)

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City of Raleigh and/or Utilities

- Garbage & Recycling collection
- Building inspections, permits, etc.
- Police & Fire protection
- Collection of yard waste
- Streets (Public: Glen Autumn & Falkwood. Note: Alm, Bruckhaus & Globe are not within the property and are also public streets)
- Street Lights