

**Dutchmans Pipe
Maintenance**

For all of the items listed below regardless of whose responsibility I agree not to begin work until I have written approval and to be responsible for the ongoing maintenance and upkeep on the alteration/addition in perpetuity. The upkeep responsibility will transfer to all future owners as well. Further, I agree that all work will be in a workmanship-like fashion, and comply with all building codes. I agree to contact Lambeth Management once the work is completed in order for a follow up inspection to be completed by the committee or Lambeth Management.

10.14.2020

#	Homeowner	Association	Item
1		X	brick work including walls around patios (if not modified)
2		X	brick walkways, steps and stoops
3		X	chimney caps
4		X	concrete parking pads
5	X		crawl space
6		X	crawl space door
7		X	decks including railings, lattice, handrails & steps (if not modified)
8	X		door bells
9		X	driveways
10	X		electrical outlets
11	X		exterior doors & hardware (replacement)
12	X		exterior front & back lights
13		X	exterior siding & trim
14	X		fencing of any size, shape or location
15		X	foundation vents
16	X		front door side light windows
17	X		garage doors
18		X	gas lights
19		X	gates on patio walls (if not modified)
20	X		glass
21		X	gutters & downspouts
22	X		hvac equipment
23	X		irrigation system (individual)
24		X	mailboxes including newspaper slot, post
25	X		meters
26	X		modified landscaping, patios, decks, stone stack and paver walls, paver paths etc
27		X	painting of the exterior including doors
28		X	patios (if not modified)
29	X		patio door screens; retractable front door screen
30		X	roofs & skylights
31	X		screened and covered porches
32		X	sewer main line - cleaning & repair
33		X	sewer lines - repair of actual piping (cracks/broken pipes) from main line to point of entry into
34	X		sewer line cleaning of individual sewer line from inside townhome to main sewer line
35		X	shutters
36	X		subsurface leakage into crawl space
37		X	vent pipe covers
38	X		vent pipes (cleaning)
39	X		water lines from point of entry
40		X	water lines outside of unit
41	X		water meters
42	X		water spigots
43	X		weatherstripping on ALL doors
44	X		window sashes
45	X		window screens (allowed on side and back of unit only)
46	X		wrought iron handrails
47		X	wrought iron railings on 2nd level
	X		wrought iron window boxes

Please note following exceptions as outlined in Article VI, Exterior Maintenance of the Declaration of Covenants: If any common expense is caused by the negligence or misconduct of a Lot Owner, a member of his or her immediate family, an occupant of the Owner's Dwelling, or any guest, invitee or agent of any such person, or is caused by fire, lighting windstorm, hail, explosion, riot, riot attending a strike, civil commotion, aircrafts, vehicles and smoke, as the foregoing are defined in North Carolina Standard Fire and Extended Coverage insurance policies, the Association may assess such expense exclusively against such Owner his or her Lot, without any requirement of approval by any Lot Owners.

Those items, specifically listed in the Declaration, are highlighted in yellow