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 responsibilitywill 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

Nomewore Association Item			10.14.2020	
X	#	Homeowner	Association	ltem
X			Х	brick work including walls around patios (if not modified)
X Concrete parking pads	2		Х	brick walkways, steps and stoops
x crawl space x crawl space or x crawl space door x decks including railings,lattice,handrails & steps (if not modified) door bells x door bells x dors ways exterior doors & hardware (replacement) x exterior riom & back lights x exterior riom & back lights x exterior siding & trim fencing of any size, shape or location fencing of any size, shape or location foncing of the cyterior including of shape shap	3		Х	chimney caps
X crawl space door X decks including railings,lattice,handrails & steps (if not modified) door bells X driveways electrical outlets exterior doors & hardware (replacement) X exterior doors & hardware (replacement) X exterior siding & trim X exterior siding & trim X perior of any size, shape or location If X foncing of any size, shape or location If X gas lights X foundation vents X gas lights	4		Х	concrete parking pads
X Gecks including railings, lattice, handralls & steps (if not modified)	5	Х		crawl space
A	6		Х	crawl space door
X	7		Х	decks including railings,lattice,handrails & steps (if not modified)
Section Sect	8	Х		door bells
	9		Х	driveways
12 X	10	Х		electrical outlets
X	11	Х		exterior doors & hardware (replacement)
Section of the state of the s	12	Х		exterior front & back lights
S	13		Х	exterior siding & trim
S	14	Х		fencing of any size, shape or location
17 X garage doors 18 X gas lights 19 X gates on patio walls (if not modified) 20 X glass 21 X guters & downspouts 22 X irrigation system (individual) 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 patios (if not modified) 29 X patio seven inine - cleaning & repair 30 X sewer main line - cleaning & repair 31 X sewer lines - repair of actual priping (cracks/broken pipes) from main line to point of entry into 33 X sewer line cleaning of individual sewer line from inside townhome to main sewer line 34 X subsurface leakage into crawl space 35 X vent pipe covers 36 X vent pipes (cleaning) 37 X vent pipe covers 38 X vent pipes (cleaning) 39 X water lines from point of entry 40 X water lines from point of entry 41 X water lines outside of unit 42 X water spigots 43 X water spigots 44 X water spigots 45 X wrought iron handralis 46 X wrought iron handralis	15		Х	
18	16	Х		front door side light windows
X gates on patio walls (if not modified) X hvac equipment X milboxes including newspaper slot, post X meters	17	Х		
X	18		Х	gas lights
X Sutters & downspouts	19		Х	gates on patio walls (if not modified)
X	20	Х		
X	21		Х	gutters & downspouts
X mailboxes including newspaper slot, post meters X modified landscaping, patios, decks, stone stack and paver walls, paver paths etc X painting of the exterior including doors X painting of the exterior including doors X patios (if not modified) patio door screens; retractable front door screen x patio door screens; retractable front door screen x roofs & skylights X screened and covered porches X sewer main line - cleaning & repair X sewer lines - repair of actual priping (cracks/broken pipes) from main line to point of entry into x sewer line cleaning of individual sewer line from inside townhome to main sewer line X subsurface leakage into crawl space X vent pipe covers X vent pipes (cleaning) X vent pipes (cleaning) X water lines from point of entry X water lines from point of entry X water lines from point of entry X water meters X water spigots X water spigots X window sashes X window sashes X wrought iron handrails X wrought iron railings on 2nd level	22	Х		hvac equipment
X	23	Х		irrigation system (individual)
X	24		Х	
X	25	Х		
X	26	Х		modified landscaping, patios, decks, stone stack and paver walls, paver paths etc
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 priping (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 window sashes 44 X window screens (allowed on side and back of unit only) 46 X wrought iron handrails 47 X wrought iron railings on 2nd level	27		Х	painting of the exterior including doors
X roofs & skylights X screened and covered porches X sewer main line - cleaning & repair X sewer lines - repair of actual priping (cracks/broken pipes) from main line to point of entry into sewer line cleaning of individual sewer line from inside townhome to main sewer line X shutters X shutters X vent pipe covers X vent pipes (cleaning) X water lines from point of entry X water lines outside of unit X water meters X water spigots X weatherstripping on ALL doors Window sashes Window screens (allowed on side and back of unit only) Wrought iron handrails X wrought iron railings on 2nd level	28		Х	patios (if not modified)
X screened and covered porches X sewer main line - cleaning & repair X sewer lines - repair of actual priping (cracks/broken pipes) from main line to point of entry into X sewer line cleaning of individual sewer line from inside townhome to main sewer line X shutters X subsurface leakage into crawl space X vent pipe covers X vent pipes (cleaning) X water lines from point of entry X water lines outside of unit X water meters X water spigots X window sashes X wrought iron handrails X wrought iron railings on 2nd level	29	Х		patio door screens; retractable front door screen
X sewer main line - cleaning & repair X sewer lines - repair of actual priping (cracks/broken pipes) from main line to point of entry into Sewer line cleaning of individual sewer line from inside townhome to main sewer line X shutters X shutters X subsurface leakage into crawl space X vent pipe covers Vent pipes (cleaning) X water lines from point of entry Vent pipes (cleaning) X water lines outside of unit X water meters X water spigots X water spigots X water spigots X window sashes X wrought iron handrails X wrought iron railings on 2nd level	30		Х	roofs & skylights
X sewer lines - repair of actual priping (cracks/broken pipes) from main line to point of entry into sewer line cleaning of individual sewer line from inside townhome to main sewer line X shutters K subsurface leakage into crawl space X vent pipe covers Vent pipes (cleaning) X water lines from point of entry Vent pipes (cleaning) X water lines outside of unit X water meters X water spigots X weatherstripping on ALL doors Window sashes X window screens (allowed on side and back of unit only) W wrought iron handrails X wrought iron railings on 2nd level	31	Х		screened and covered porches
34 X sewer lines - Tepair of actual pripring (cracks) over the pipes) from hair line to point of entry into 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 wrought iron handrails 47 X wrought iron railings on 2nd level	32		Х	sewer main line - cleaning & repair
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	33		Х	
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	34	Х		
X vent pipe covers X vent pipes (cleaning) X vent pipes (cleaning) X water lines from point of entry X water lines outside of unit X water meters X water spigots X weatherstripping on ALL doors X window sashes X window screens (allowed on side and back of unit only) X wrought iron handrails X wrought iron railings on 2nd level	35		Х	shutters
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		Х		subsurface leakage into crawl space
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	37		Х	vent pipe covers
X water lines outside of unit X water lines outside of unit X water meters X water spigots X weatherstripping on ALL doors X window sashes X window screens (allowed on side and back of unit only) X wrought iron handrails X wrought iron railings on 2nd level		Х		vent pipes (cleaning)
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		Х		water lines from point of entry
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	40		Х	water lines outside of unit
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	41	Х		water meters
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	42	Х		water spigots
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	43	Х		weatherstripping on ALL doors
46 X wrought iron handrails 47 X wrought iron railings on 2nd level	44	Х		window sashes
47 X wrought iron railings on 2nd level	45	Х		window screens (allowed on side and back of unit only)
A Wilder Hori Fallingo on Zita 10101	46	Х		wrought iron handrails
X wrought iron window boxes	47		Х	wrought iron railings on 2nd level
		Х		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 mis-

conduct 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