

Dutchmans Pipe Cove			
Maintenance Responsibilities List			
8/28/2012			
#	Homeowner	Association	Item
1		X	brick work including walls around patios
2		X	brick walkways
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
8	X		door bells
9	X		door screens
10		X	driveways
11	X		electrical outlets
12	X		exterior doors & hardware (replacement)
13	X		exterior front & back lights
14		X	exterior siding & trim
15		X	foundation vents
16		X	front porch & steps
17	X		garage doors
18		X	gas lights
19		X	gates on patio walls
20	X		glass
21		X	gutters & downspouts
22		X	handrails
23	X		house lights & flood lights
24	X		hvac equipment
25	X		individual sewer line
26		X	mailboxes including newspaper slot, post
27		X	main sewer lines
28	X		meters
29		X	painting of the exterior including doors
30		X	patios
31		X	roofs & skylights
32	X		room additions
33	X		screened porches
34		X	shutters
35	X		side lights
36		X	sidewalk
37		X	steps
38	X		storm doors
39	X		storm doors
40	X		subsurface leakage into crawl space
41		X	vent pipe covers
42	X		vent pipes (cleaning)
43	X		water lines from point of entry
44		X	water lines outside of unit
45	X		water meters
46		X	water spigots
47	X		weatherstripping on ALL doors
48	X		window sashes
49	X		window screens
50		X	wooden decks, steps, and handrails
51		X	wrought iron railings on 2nd level
52	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 and his or her Lot, without any requirement of approval by any Lot Owners.		

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