

Pennfield Homeowners Association

Maintenance Responsibilities List

| # | Homeowner | Association | Item | February 7, 2013 |
|--|-----------|-------------|---|------------------|
| 1 | X | | air conditioning and heating equipment | |
| 2 | X | | awnings and associated hardware | |
| 3 | | X | brick/vinyl unit divider walls | |
| 4 | | X | columns | |
| 5 | | X | common areas | |
| 6 | X | | crawlspace, including framing | |
| 7 | | X | crawlspace doors | |
| 8 | | X | decks, handrails, steps and support structure | |
| 9 | X | | door bells | |
| 10 | | X | drainage areas with stone | |
| 11 | X | | driveways | |
| 12 | X | | driveway and sidewalk expansion joint filler | |
| 13 | X | | electrical outlets | |
| 14 | X | | exterior doors | |
| 15 | X | | exterior door hardware | |
| 16 | X | | exterior front & back house lights | |
| 17 | | X | exterior siding & trim | |
| 18 | | X | fences separating units (common area) | |
| 19 | X | | fixtures to provide water, light, power, telephone | |
| 20 | X | | garage doors | |
| 21 | X | | garage door hardware | |
| 22 | X | | garage door openers | |
| 23 | | X | gazebo | |
| 24 | X | | glass surfaces (storm doors & windows) | |
| 25 | | X | grounds | |
| 26 | | X | gutters & downspouts | |
| 27 | | X | house numbers | |
| 28 | X | | interior repairs as a result of a roof leak or water penetration | |
| 29 | | X | irrigation system in common areas | |
| 30 | X | | locks on doors | |
| 31 | X | | mailboxes & posts | |
| 32 | | X | main sewer lines | |
| 33 | | X | painting of exterior doors & wooden trim | |
| 34 | | X | patios (which have not been modified by owner) | |
| 35 | X | | patios modified by owner | |
| 36 | | X | roofs | |
| 37 | X | | roof power ventilators | |
| 38 | X | | screened porches | |
| 39 | X | | screen doors | |
| 40 | X | | sewer line - repair & cleaning of individual line from main to house | |
| 41 | | X | sewer line - main line | |
| 42 | | X | shutters | |
| 43 | X | | sidewalks, private individual walks from driveway to porch made of concrete, pavers, brick | |
| 44 | | X | sidewalks on common property | |
| 45 | | X | skylights / solar tubes | |
| 46 | X | | storm doors | |
| 47 | | X | street lights (contact Duke Power for lights out) | |
| 48 | | X | streets, curbing, sidewalks, public | |
| 49 | | X | steps, exterior | |
| 50 | | X | trees, shrubs, grass installed during original construction by Builder, Developer, Declarant | |
| 51 | X | | vents, dryer and exhaust fan cleaning | |
| 52 | | X | vents, dryer and exhaust fan covers | |
| 53 | | X | walls, landscaping-brick, stone, rock | |
| 54 | X | | water lines from meter to house | |
| 55 | | X | water lines from street to meter | |
| 56 | | X | water meter (owner should contact city of High Point) | |
| 57 | X | | outside water spigots | |
| 58 | X | | window or door screens | |
| 59 | X | | weather stripping at doors and windows | |
| 60 | X | | Maintenance, repairs, or replacement caused through the willful negligent act of the owner, his family, guest or invitees | |
| 61 | X | | Maintenance, repairs, or replacement caused by fire, lightning, windstorm, hail, explosion, riot, strike, civil commotion, aircrafts, vehicles, and smoke | |
| 62 | X | | Maintenance, repairs, or replacement caused by homeowner's failure to maintain their lot and exterior of dwelling in a manner consistent with other lots and dwellings within the Properties. The Association will provide such maintenance and charge back to owner as part of their assessment | |
| Items in bold & yellow listed in the Declaration of Covenant and Amendments | | | | |