## Quarterpath Trace Maintenance Responsibilities List 5/17/2010

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#	Homeowner	Association	Item
1	X		air conditioning and heating equipment
2	X		attic fans
3	Λ	X	brick work
4		X	chimney caps
5		X	common areas
6	Х	X	decks, handrails, supports and steps
7	X		door bells
8	Λ	X	driveways (excluding cracks)
9	Х	<b>^</b>	electrical outlets
10	X		exterior doors
11	× X		exterior door hardware
12		-	exterior front & back house lights
13	Х	v	
14	v	X	exterior siding & trim fixtures to provide water, light, power, telephone
15	X		
	X		garage doors
16 17	X		garage door openers
	Х		glass surfaces (storm doors, windows, and front door sidelights)
18		X	grounds
19		X	gutters & downspouts
20		X	house numbers
21	X		individual sewer line (from tap to home)
22	Х		interior repairs as a result of a roof leak or water penetration
23	Х		locks on doors
24		Х	mailboxes
25		Х	meters
26		Х	painting of exterior doors & wooden trim
27	Х		patios
28		X	roofs
29	Х		roof power ventilators
30	Х		room additions
31	Х		screen doors
32		Х	shutters
33		Х	sidewalks
34		Х	skylights (installed during original construction)
35	Х		storm doors
36		Х	street lights
37		Х	streets (parking spaces at 200 - 212 and 303 and 305 Quarterpath Lane)
38		Х	steps
39	Х		subsurface leakage into crawlspace
40		Х	trees, shrubs, and grass
41	Х		utility lines, fixtures and /or connections required to provide
42			light, power and telephone service to townhouse
43	Х		water lines from meter to house
44		Х	water lines to the individual meters
45	Х		water spigots
46	Х		window or door screens
47	Х		maintenance, repairs, or replacement caused through
			the willful negligent act of the owner, his family, guest
			or invitees
48	Х		maintenance, repairs, or replacement caused by fire,
			lightning, windstorm, hail, explosion, riot, strike, civil
			commotion, aircrafts, vehicles, and smoke
	Items highlighted	in vellow are listed	I in the Declaration of Covenant
	This list has been approved by the Quarterpath Trace HOA Board of Directors. May 17, 2010		