

Seven Gates Condominium
Home Owners Association
Maintenance Responsibilities' List

The purpose of the Maintenance Responsibilities List (MRL) is to assign financial responsibility between the homeowner and the Homeowners Association (HOA) for the maintenance of “Common Elements” and “Limited Common Elements” as defined in the Declaration of Condominium for Seven Gates Condominium. Structural changes made to the outside of the original platted unit or in the common area landscape, are considered Limited Common Elements (reserved for the use of a particular unit or units). The unit homeowner is financially responsible for maintenance and repair of Limited Common Elements as designated on the original plat, listed in the Declarants or below, and changes approved by the architectural or landscape committees.

The HOA has ultimate responsibility for establishing Seven Gates Condominium architectural and landscape principles of design. The HOA board of directors is responsible to assure the principles of design are maintained with integrity and in a timely manner. The HOA board has responsibility to maintain “Common Elements” and to ensure Limited Common Elements are maintained at neighborhood standards.

The below reference list of maintenance items indicates the party that is financially responsible.

RESPONSIBILITY			Maintenance Item
#	Home Owner	HOA	
1		X	Brick work on buildings
2		X	Brick walls separating condo patios
3	X		Brick walls around patios and shower enclosure (includes inside landscape and fixtures)
4	X		Brick walls around trash receptacles, and sidewalks to receptacles and crawl space
5		X	Chain link or wrought iron fences, brick and rock walls, and retaining walls incorporated by builder in Seven Gates landscape and retention pond designs.
6		X	Chimney Caps
7		X	Columns supporting porch/patio roofs (excludes everything else beneath roof)
8		X	Crawl space and crawl space door
9	X		Decks and deck stairs <i>{per original Declarant, Article 3.3}</i>
10		X	Direct Vent Fireplace (exterior vent plate)
11		X	Driveways and sidewalks to front porch (except if damaged through homeowner accident or neglect)
12	X		Exterior - doors, handrails, door bells, house lights, electric outlets/fence , hardware, locks, (all exterior items require prior approval from the Architectural Committee) <i>{per original Declarant, Article 3.3}</i>
13		X	Exterior Vinyl Siding & Trim
14		X	Foundation Wells and Vents
15	X		Garage Doors & Hardware (requires approval by Architectural Committee)
16	X		Gas service lines to patio/porch/BBQ
17		X	Gutters & Downspouts
18	X		HVAC equipment, lines, ducts <i>{per original Declarant, Article 3}</i>
19		X	Interior repairs as a result of a roof leak
20		X	Irrigation, lines, meters, and clocks

Maintenance Responsibilities' List (Continued)

RESPONSIBILITY			
#	Home Owner	HOA	Maintenance Item
21		X	Mailboxes, mailbox posts, and house numbers (except if damaged through accident or negligence of homeowner, his/her family or guest)
22		X	Painting of exterior doors & wooden trim
23	X		Patio/Porch, gates or doors, brick barbeques and fireplaces, lights, fans and decorative fixtures
24	X		Patio/Porch, uncovered or covered (includes treated, decorative, stamped or concrete floors) <i>{per original Declarant, Article 3.3}</i>
25		X	Retention Pond and Sand Filter
26		X	Roofs and roof columns
27	X		Room additions and exterior modifications (requires prior approval by Architectural Committee)
28	X		Screens; windows, rear doors or porches (requires prior approval by Architectural Committee) <i>{per original Declarant, Article 3.3}</i>
29		X	Sewer - main line and to point of entry to home (except if damaged through homeowner accident or negligence; includes costs to repair to concrete and turf)
30		X	Signage (including Seven Gates Dr. entrance, privacy, no soliciting, and no trespassing signs)
31	X		Solar tubes, skylights, and attic fans (requires prior approval by Architectural Committee)
32	X		Steps - front porch and back patio <i>{per original Declarant, Article 3.3}</i>
33	X		Stone walls (In common areas as requested and paid for by the home owner and pre-approved by the Architectural/Landscape Committee.)
34	X		Storm doors, front or rear (requires prior approval by Architectural Committee) <i>{per original Declarant, Article 3.3}</i>
35		X	Streets and street lights
36	X		Trees, shrubs, flowers, planted by homeowner (requires prior approval from landscape committee, except flowers)
37	X		Utility connections and meters (water, light, power, telephone)
38	X		Vent pipe cleaning
39		X	Vent pipe covers
40		X	Water lines to meter and from individual meter to house (except if damaged through homeowner accident or neglect)
41	X		Water spigots (outdoor)
42	X		Window frames and window panes <i>{per original Declarant, Article 3.3}</i>
43	X		Cost of HOA performed maintenance, repairs, or replacement of Common Elements and Limited Common Elements, caused through accident or negligence of homeowner, his/her family or guests.
44		X	Maintenance of all land and Landscaping, "Common Elements", in the Seven Gates Community (excludes maintenance of explicit, common element landscape delegated to a homeowner as specified in their approved Landscape Modification Request)