The Villas at Eagle Pointe Maintenance Responsibilities List Apr-16

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	Homeowner	Association	Item
1	Х		alarm sytems
2	Х		architectural modifications made by homeowner
3	X		attic vent fans
4		X	brick work on Common Area
5		X	chimney caps
6	Х		cleaning of chimney flue pipes
7		X	common areas
8a	X		door repair
8b	Х		door replacement (BOD approval required)
9	X		door bells
10		х	driveways & curbing
11	Х		electrical outlets
12		х	entrance steps & handrails
13	х		exterior doors & hardware
14		X	railings, supports & steps unless installed by the homeowner
15	Х		exterior front & back house lights
16		X	exterior building surfaces
17		х	exterior vinyl siding & trim
18		х	exterior wood trim including trim around windows
19		X	fences and gates not modified by homeowner
20	Х		fixtures to provide water, light, power, telephone
21	Х		garage doors and hardware
22	X		glass surfaces
23		х	gutters & downspouts
24		Х	house numbers/address signage
25	х		hvac equipment, lines, ducts
26	х		interior repairs as a result of a roof leak or water penetration
27		X	lighting in common area
28		х	mailboxes
29		х	sewer lines in common areas (clean and repair)
30	Х		individual sewer lines where they enter the home (clean and repair)
31		X	painting and repairing of the exterior
32		X	painting of exterior doors & wooden trim
33	Х		patios
34	Х		pest control
35	Х		personal utility boxes
36	Х		plants & flowers planted by current or previous homeowners (BOD approval required)
37	Х		interior plumbing repairs (all)
38	Х		railings installed by homeowners
39		Х	retaining walls
40		X	roofs-shingle replacement
41	Х		screens (window and door)
42		X	security lighting
43		Х	shutters - repair/replacement
44		X	siding - repair/replacement
45		X	stonework
46	X		storm doors & windows (BOD approval required)
47		X	street repair (City Maintenance Program)
48		X	parking lot
49		X	trees, shrubs, and grass
50	X		vent pipe cleaning
51		X	walks
52		X	water lines in common areas
53	X		water lines (individual) where they enter the home
54	X		water spigots (outside)
55 56	X		weatherstripping
20	Х		window sashes and casings
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	1		See back page for further information (rage 2)

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57	х	Maintenance, repairs, or replacement caused through
		the willful negligent act of the owner, his family, guest or invitees.
58	Х	Maintenance, repairs or replacement caused by fire, lightning, windstorm, hail,
		explosion, riot, strike, civil commotion, aircrafts, vehicles and smoke,
		as the foregoing are defined and explained in North Carolina Standard Fire
		and Extended Coverage insurance policies, the cost of such
		maintenance, replacement or repairs shall be added to and
		become a part of the assessment to which such Lot is subject.
Itoms	in hold listed in	the Declaration of Covenant.