

**Dutchmans Pipe  
Maintenance**

For all of the items listed below regardless of whose responsibility I agree not to begin work until I have written approval and to be responsible for the ongoing maintenance and upkeep on the alteration/addition in perpetuity. The upkeep responsibility will transfer to all future owners as well. Further, I agree that all work will be in a workmanship-like fashion, and comply with all building codes. I agree to contact Lambeth Management once the work is completed in order for a follow up inspection to be completed by the committee or Lambeth Management.

10.14.2020

| #  | Homeowner | Association | Item  |
|----|-----------|-------------|---|
| 1  |           | X           | brick work including walls around patios (if not modified)  |
| 2  |           | X           | brick walkways, steps and stoops  |
| 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 (if not modified)                            |
| 8  | X         |             | door bells  |
| 9  |           | X           | driveways   |
| 10 | X         |             | electrical outlets  |
| 11 | X         |             | exterior doors & hardware (replacement)   |
| 12 | X         |             | exterior front & back lights  |
| 13 |           | X           | exterior siding & trim  |
| 14 | X         |             | fencing of any size, shape or location  |
| 15 |           | X           | foundation vents  |
| 16 | X         |             | front door side light windows   |
| 17 | X         |             | garage doors  |
| 18 |           | X           | gas lights  |
| 19 |           | X           | gates on patio walls (if not modified)  |
| 20 | X         |             | glass   |
| 21 |           | X           | gutters & downspouts  |
| 22 | X         |             | hvac equipment  |
| 23 | X         |             | irrigation system (individual)  |
| 24 |           | X           | mailboxes including newspaper slot, post  |
| 25 | X         |             | meters  |
| 26 | X         |             | modified landscaping, patios, decks, stone stack and paver walls, paver paths etc                 |
| 27 |           | X           | painting of the exterior including doors  |
| 28 |           | X           | patios (if not modified)  |
| 29 | X         |             | patio door screens; retractable front door screen   |
| 30 |           | X           | roofs & skylights   |
| 31 | X         |             | screened and covered porches  |
| 32 |           | X           | sewer main line - cleaning & repair   |
| 33 |           | X           | sewer lines - repair of actual piping (cracks/broken pipes) from main line to point of entry into |
| 34 | X         |             | sewer line cleaning of individual sewer line from inside townhome to main sewer line              |
| 35 |           | X           | shutters  |
| 36 | X         |             | subsurface leakage into crawl space   |
| 37 |           | X           | vent pipe covers  |
| 38 | X         |             | vent pipes (cleaning)   |
| 39 | X         |             | water lines from point of entry   |
| 40 |           | X           | water lines outside of unit   |
| 41 | X         |             | water meters  |
| 42 | X         |             | water spigots   |
| 43 | X         |             | weatherstripping on ALL doors   |
| 44 | X         |             | window sashes   |
| 45 | X         |             | window screens (allowed on side and back of unit only)  |
| 46 | X         |             | wrought iron handrails  |
| 47 |           | X           | wrought iron railings on 2nd level  |
|    | X         |             | wrought iron window boxes   |

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 his or her Lot, without any requirement of approval by any Lot Owners.

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