

Maintenance Responsibilities of Homeplace I at Adams Farm Townhomes Association, Inc.

(This brief summary is *not an all-inclusive list*, but addresses some of the most common issues that arise.)

1. Replace, repair and care for roofs.
2. Repair and maintenance of wood components of front porches and railings.
3. Clean, replace and repair gutters and downspouts.
4. Repair and replacement of siding, shutters, and brickwork.
5. Painting of the exterior.
6. Repair and replacement of exterior window frames including wood trim around windows due to normal aging and exposure.
7. Maintenance of trees, shrubs, grass and walks. This includes pruning or removing plants, trees or shrubs periodically to remove growth closer than 18 inches from a painted wall or 6 inches from a brick wall. Private plantings such as gardens, trees, shrubs, or flowers are not maintained by Homeplace and must be approved prior installation. A Maintenance Agreement may be required.
8. Repair and replacement of curbs, parking areas, roads, and walks.
9. Maintenance and repair of the water distribution system (water lines) and waste water collection system (sewer lines) located on the Common area and as reflected on the "As-Built" Utilities plan for Homeplace I.
10. The Association has an easement upon every lot to allow entry to correct, repair, or to alleviate any emergency condition which arises upon any lot or within any townhome that endangers any building or portion of the Common Area. In the event of an emergency the Board of Directors is authorized to enter your property to the extent necessary to abate any emergency situation.

Maintenance Agreements – If an owner requests approval for an improvement the owner may be required to complete and execute a Maintenance Agreement. This Agreement makes it clear that the owner is responsible for the maintenance, repair and replacement of the improvement and not the Association. The Agreement will be recorded so the current owner and all future owners are bound by its terms. The cost of preparing and recording the Maintenance Agreement will be the responsibility of the owner seeking approval.

Party Walls – The walls in between the townhomes are the responsibility of the owners on either side of the wall. The Association is almost never involved in repairs regarding these areas.