

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

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

1. Repair and maintenance of decks, privacy fences and steps.
2. Problems with animals and insects getting in to chimneys, HVAC systems, ventilation systems, etc.
3. Heating and air conditioning units and any feeder lines to them. Any and all ventilation systems and their piping and attachments.
4. All glass surfaces and window sashes.
5. All plumbing within the unit.
6. All electrical fixtures and lines within each unit, exterior lighting, outlets, and doorbells.
7. Any inside damage caused by outside leaks or failures.
8. Maintenance of any private plantings such as garden trees, shrubs, or flowers installed by the owners. You should consult with the **Architectural Review Committee (ARC)** prior to planting. A Maintenance Agreement may be required.
9. Inside and outside insect control, except for exterior termite control.
10. Grounds maintenance within any fenced area. The Association has the ability to enter the property and conduct maintenance in the event the owner does not do so in a manner consistent with the other landscaping within the community. The cost of such maintenance will be the responsibility of the owner.
11. Ice and snow removal from decks and steps.
12. Area under the Townhome, including subsurface water leakage into basement or crawl space areas.
13. Storm doors, screens, storm windows, all doors, and skylights, window sashes, casings, and hardware.
14. Exterior flower boxes or damage to structure on which they are attached or on which they are placed. You should consult with the **Architectural Review Committee (ARC)** prior to attaching or installing anything to the exterior of the structure. A Maintenance Agreement may be required.
15. The cost of any damage to the Common Area, including landscaping, caused by improper parking by family, employees, guests, or by auto repairs, oil spills, negligence, pets, etc.
16. The extra cost for painting the exterior unit because of owner negligence including changing color or using the wrong type of paint.
17. Maintenance and repair of the water distribution system (water lines) and waste water collection system (sewer lines) located on your property. This may include the lines servicing your unit and the lines that service other units that cross your property.
18. In the event at the need for maintenance or repair of a lot or Common Area is caused through the willful or negligent acts of an owner, or his family, tenants, guests, or invitees, the cost of such maintenance or repairs shall be added to and become part of the assessment to which their lot is subject. The Association has the authority to file a Claim of Lien against any lot for unpaid assessments and may foreclose the Claim of Lien and sell the unit to satisfy the unpaid amount.

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.