

**FISHHAWK RIDGE ASSOCIATION, INC.**

**EXTERIOR TOWNHOME MAINTENANCE RESPONSIBILITIES**

<b>CATEGORY</b>	<b>ASSOCIATION RESPONSIBILITY</b>	<b>INDIVIDUAL UNIT OWNER RESPONSIBILITY</b>
Grounds Maintenance	Mowing, blowing, edging, and weeding Fertilization, insect, weed and disease control Irrigation repairs and maintenance Trimming and replacement of trees, shrubs and landscaped areas	Maintenance of any landscaping within a fully enclosed patio
Gutters	Removal of debris from gutters one to two times per year	Repair and replacement of gutters**
Painting	Exterior repaint and pressure wash of townhome unit every five years	Inspect and repair all cracks or peeling paint between complete repaints Inspect and repair all cracks in texture surfaces Pressure washing of unit in between complete repaints
Roofing	Replacement of all shingles on a residential building every 15-20 years	Any roof repairs other than a complete replacement every 15-20 years
Utilities	Repair, replacement and maintenance located under each lot, which includes electric, water and sewer lines or pipes, fire hydrants, wells, lift stations, pumping stations, building sewage disposal plants	If individually metered: all plumbing repairs from the meter to the inside of the unit
Other Building Maintenance	None	Repair and replacement of glass surfaces* Repair and replacement of exterior doors* Removal of algae, mildew and stains Repair and replacement from any fire, wind, flood, tornado, hurricane Repair and maintenance of exterior caulking for doors, windows & vents Maintenance of individual walkways to each unit Repair and replacement of aluminum/vinyl siding & soffit** Repair and replacement of screen enclosures
Exterior Pest Control	Monthly exterminating service	Exterminating services inside the unit
Termite Protection	Annual warranty renewed by Association for subteranean termites	Drywood termite damage to be paid for by all owners within each Building**

\* Owner to notify HOA prior to commencing any work.

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In other instances owner may receive word form HOA to proceed.