

**TOWNES OF GOVERNOR'S VILLAGE TOWNHOMES  
ASSOCIATION AND HOMEOWNERS RESPONSIBILITIES**

**See Important Note at Bottom**

**Effective Date: 2017**

<b>MAINTENANCE</b>	<b>ASSOCIATION</b>	<b>HOMEOWNER</b>
<b>Building:</b>		
Gutters and downspouts cleaning	X	
Gutter & Downspout Repair		X
Doors and sliding glass doors		X
Screen and storm doors		X
Exterior building surfaces, trim, siding		X
Exterior building surfaces- painting only	X	
Exterior building surfaces - repair & replace		X
Interior damage of ceiling, walls, floors, caused by leaking roofs or siding		X
Mailboxes and supports		X
Nuisances, removal or extermination of, such as rodents, birds, insects, wood destroying insects, etc.		X
Foundation wall/ crawl space		X
Painting exterior surfaces and doors	X	
Privacy fences		X
Retaining walls - Common areas	X	
Storage building floor and interior		X
Termites Inspection	X	
Termite damage not covered by Warranty		X
<b>Common Areas:</b>		
Parking lot/ pavement	X	
Natural areas	X	
Landscaping	X	
Cement sidewalk	X	
Alleyways (Roark Hoey Loop)	X	
<b>Trees, shrubs, plantings:</b>		
In common areas	X	
Maintenance	X	
Homeowner rear fenced yard		X
<b>Patios</b>		
Maintenance (repairs)		X
Cleaning and sealing		X
Replacement & Repairs		X
<b>Front Walkways and Stoops</b>		
Maintenance (repairs)	X	
Repair or replacement due to negligence		X
Replacement	X	
<b>Electrical:</b>		
Electrical service to meter	<b>Utility Co.</b>	
Exterior lighting and outlets		X
All wiring, from meter to panel, and into townhouse		X
Heating, ventilation and air conditioning equipment, including lines, duct, drains, condensers, and electrical connections		X

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<b>Gas (natural) system:</b>		
Gas main to the PSNC gas meter	<b>PSNC</b>	
From the gas meter to and including the townhouse		<b>X</b>
<b>Plumbing system:</b>		
From City line to meter EXCEPT Gov. Drive	<b>CNTY or HOA</b>	
From City Line to Meter on Governors Dr.	<b>COUNTY</b>	
From meter to townhouse		<b>X</b>
Inside townhouse structure		<b>X</b>
Outside water faucets		<b>X</b>
Hot water heater and equipment		<b>X</b>
Sewer line inside townhouse property line		<b>X</b>
Sewer line in common areas	<b>CNTY or HOA</b>	
<b>Roof:</b>		
Roof covering (shingles, felt)	<b>X</b>	
Roof sheathing	<b>X</b>	
Framing, rafters		<b>X</b>
Attic fans		<b>X</b>
<b>Windows:</b>		
Exterior trim and sill	<b>X</b>	
Glass		<b>X</b>
Sash		<b>X</b>
Replacement/Operation		<b>X</b>
Screens		<b>X</b>
Storm windows and doors		<b>X</b>

**Attention: This Maintenance Responsibility Chart is provided for reference only. Final determination of responsibility for any repair or maintenance is governed by the Declaration of Covenants, Bylaws, Rules and Regulations of the Association and the reasonable interpretation of those documents by the Association Board of Directors. All repairs or replacement caused by or made necessary because of willful or negligent acts of the homeowner, homeowners' family members, guests, and invitees are the responsibility of the homeowner. Notwithstanding the Maintenance Responsibility Chart, the Association Board of Directors reserves the right to make the final determination as to responsibility for any repairs and maintenance.**