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O. KENNETH BAGWELL, JR.

January 3, 2021
Via Electronic Mail

The Ridges at Parkwood Association, Inc.
c/o Resource Property Management, LLC
P.O. Box 5333
Cary, NC 27512

Re: Ridges at Parkwood HOA – Maintenance Responsibilities

To Whom It May Concern:

My name is Michael Ganley, and I am the attorney for The Ridges at Parkwood Association (the “HOA”). The purpose of this letter is to give some background and clarity to the issue of the scope and extent of the maintenance responsibilities of the HOA. Your property manager, Resource Property Management, requested that I prepare a maintenance responsibility chart to ensure that it mirrors the North Carolina Planned Community Act as codified in N.C.G.S. § 47-F, and the provisions contained within the Declaration of record at Book 1129, Page 666, Durham County Registry (the “Declaration”), along with all subsequent amendments, if any, and recorded plats of the subdivision.

Below is the reviewed and approved Maintenance Responsibility Chart for The Ridges at Parkwood Association:

ITEM	HOA	OWNER	CCR SECTION	NOTES
Chimneys		x	N.C.G.S. § 47F-3-107	“Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon.”
Chimney Caps		x	N.C.G.S. § 47F-3-107	“Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon.”
Chimney Covers		x	N.C.G.S. § 47F-3-107	“Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon.”
Decks		x	N.C.G.S. § 47F-3-107	“Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon.”
Doors - exterior		x	N.C.G.S. § 47F-3-107	“Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon.”
Doors - trim		x	N.C.G.S. § 47F-3-107	“Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon.”
Drainage Damage		x	Article VII	“... Exterior maintenance shall not include...subsurface leakage into basement areas or crawl space...”
Dryer Vents		x	N.C.G.S. § 47F-3-107	“Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon.”
Entrance Steps		x	N.C.G.S. § 47F-3-107	“Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon.”
Exteriors	x		Article VII	“...the Association shall provide exterior maintenance upon each dwelling on each Lot as follows:...repair, replace and care of...exterior building surfaces...”
Foundations and Structure		x	N.C.G.S. § 47F-3-107	“Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon.”

ITEM	HOA	OWNER	CCR SECTION	NOTES
Foundation Vents		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Gutters & Downspouts	x		Article VII	"...the Association shall provide exterior maintenance upon each dwelling on each Lot as follows:...repair, replace and care of...gutters, downspouts..."
HVAC		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Landscaping – HOA Installed	x		Article VII	"...the Association shall provide exterior maintenance upon each dwelling on each Lot as follows:...repair, replace and care of...trees, shrubs..."
Landscaping – Owner Installed		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Lights - on house		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Painting – doors	x		Article VII	"...the Association shall provide exterior maintenance upon each dwelling on each Lot as follows:...paint...exterior building surfaces..."
Painting – exterior	x		Article VII	"...the Association shall provide exterior maintenance upon each dwelling on each Lot as follows:...paint...exterior building surfaces..."
Painting – windows	x		Article VII	"...the Association shall provide exterior maintenance upon each dwelling on each Lot as follows:...paint...exterior building surfaces..."
Parking Areas	x		§ 47F-3-102(6)	"...the Association may...regulate the use, maintenance, repair, replacement, and modification of common elements."
Party Walls		x	Article VI, Section 2	"The cost of reasonable repair and maintenance of a party wall shall be shared by the Owners who make use of the wall in proportion to such use."
Patios		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Pest Inspection		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Roof	x		Article VII	"...the Association shall provide exterior maintenance upon each dwelling on each Lot as follows:...repair, replace and care of...roofs..."
Roof-Sheathing		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Roof - Shingles	x		Article VII	"...the Association shall provide exterior maintenance upon each dwelling on each Lot as follows:...repair, replace and care of...roofs..."
Roof - Vents		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Utilities – Serving Common Area	x		§ 47F-3-102(6)	"...the Association may...regulate the use, maintenance, repair, replacement, and modification of common elements."
Utilities		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Walks	x		Article VII	"...the Association shall provide exterior maintenance upon each dwelling on each Lot as follows:...repair, replace and care of...walks..."
Window Frames		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Window Sill		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Windows		x	N.C.G.S. § 47F-3-107	"Except as otherwise provided in the declaration, each lot owner is responsible for the maintenance and repair of his lot and any improvements thereon."
Windows - Glass		x	Article VII	"... Exterior maintenance shall not include glass surfaces..."

Thank you for allowing me to assist you in this complex process, and you can feel free to contact me if you have any further questions.

Sincerely,

Michael R. Ganley
Attorney at Law