

April 15, 2013

MAINTENANCE RESPONSIBILITIES

NOTE: In case of conflicts or uncertainties, the provisions of Timber Oak Declaration, Articles 5 & 6 will prevail. In situations involving Unit Owner negligence, responsibility will be determined on a case-by-case basis.

<u>EXTERIOR COMPONENTS OF UNIT</u>	<u>OWNER</u>	<u>ASSOCIATION</u>
Painting and Caulking		X
Common Area Improvements		X
Air Conditioner Compressor	X	
Deck – power washing/staining		X
Deck - Under Deck Clean Up (Leaves & Debris)	X	
Deck, deck steps or Patio Expansion	X	
Doorbell	X	
Door (Entry) - Flashing/Waterproofing		X
Door (Entry) - Frame/Threshold		X
Door (Entry) - Hardware/Locks	X	
Door (Entry) - Painting	X	
Door (Entry) – Replacement	X	
Doors (to Deck &/or Patio) Doors & Frames (Including sliding screen door)	X	
Doors (to Deck &/or Patio) – Hardware	X	
Doors (Storm) - Frame/Glass/Hardware	X	
Doors (Screen) - Screening and Hardware	X	
Doors (Garage) - Door Unit/Frame	X	
Doors (Garage) - All Hardware/Electrical	X	

<u>EXTERIOR COMPONENTS OF UNITS</u>	<u>OWNER</u>	<u>ASSOCIATION</u>
Chimney Pipe	X	
Chimney Cleaning	X	
Drainage Systems		X
Driveways		X
Dryer Vent Cleaning	X	
Dryer Vent Covers		X
Electrical Outlets - Porch/Deck	X	
Electrical Wiring - Inside Walls & To Units	X	X
Electrical Wiring - Common Areas		X
Exterior Building Surfaces (See Doors & Windows Sections)		X
Fencing		X
Gas Piping & Valves	X	X
Gutters & Downspouts		X
Lawn Irrigation Systems		X
Landscaping - Common Area Shrubs/Trees		X
Landscaping - Owner-Planted	X	
Landscaping - Watering		X
Lawns – Watering where there is no irrigation installed	X	
Mail Box Stations - Painting Including Damage		X
Mailbox locks	X	
Pest Control (Carpenter Ants, Bees) Other Determined Case-By-Case*		X
Roof (Except Damage Caused by Satellite Dish/Antennae Installation/Use or Negligence)		X
Satellite - Dish/Antennae/Wiring/Mounting	X	

EXTERIOR COMPONENTS OF UNIT

OWNER

ASSOCIATION

Sewer Lines	X	X (main)
Sidewalks		X
Siding		X
Streets - Including Curbs & Signage		X
Unit Numbers		X
Water Lines	X	X (main)
Window Glass	X	
Window Frames		X
Window Screens	X	
Window Seals	X	
Window Hardware	X	
Wiring - Phone/Cable/TV	X	

INTERIOR COMPONENTS OF UNIT

OWNER

ASSOCIATION

Air Conditioning System – All	X	
Appliances (Built-In & Freestanding)	X	
Bathroom vents (including ducts)	X	
Cabinets -- Kitchen & Bath	X	
Cable TV -- Wiring	X	
Carpeting	X	
Caulking -- (Inside Units)	X	
Doors -- Locks & Hardware	X	
Doors (Sliding) -- Rollers & Hardware	X	
Doors – Weather Stripping	X	X
Any weather stripping that is "outside the outer surface of the perimeter doors" is the Association's responsibility.		
Drainage to the Main Sewer Line (Sinks/Tubs>Showers>Toilets, Etc.)	X	
Drainage -- Main Sewer Line		X
Electrical Panels and Circuit Breakers	X	
Electrical Switches/Sockets	X	
Electrical Wiring in Walls	X	
Fireplace (Logs/Glass/Door/Hardware)	X	
Floor Covering (Carpets/Vinyl/Wood/Tile)	X	
Furnace	X	
Furnace Filters	X	
Garage Door Opener Controls	X	
Garbage Disposal Units	X	
Gas Pipes & Valves		X
Humidifier - Furnace	X	

<u>INTERIOR COMPONENTS OF UNIT</u>	<u>OWNER</u>	<u>ASSOCIATION</u>
Irrigation System (Hardware/Plumbing/Electrical)		X
Lighting Fixtures	X	
Painting (Walls/Ceiling/Door/Trim)	X	
Pest Control (Carpenter Ants, Bees) Others Case-By-Case*		X
Plumbing Fixtures -- Faucets/Drains/Seals	X	
Plumbing Fixtures -- Sinks/Tubs/Showers	X	
Satellite Dish/Antennae/Wiring	X	
Sewage Back-ups	X	X
Smoke Detectors - Batteries/Unit	X	
Toilet Wax Rings	X	
Trim (Wood) -- Maintenance/Repair/Paint	X	
Water Heater	X	
Water Lines within the walls of structure	X	
Water Lines not within the walls of structure	X	X
Wiring - Telephone/Television	X	
Wallboard (Sheetrock) - Cracks/Nail Pops	X	

Homeowner Responsibilities:

*Painting Instructions for Peachtree Prado 6/0x6/8 Steel Rear Sliding Glass Door from the manufacturer: “This steel entry door has a factory-applied and baked prime coat of paint. Before applying a finish paint, the door surfaces must be clean of any dust, grease, etc. Use mild detergent and rinse allowing to dry. Exterior of Door: For best results, use a high quality oil base exterior semi-gloss enamel paint. A high quality acrylic exterior latex paint may be used with light scuff sanding of door prior to painting.”

*Interior wall paint color: Sherwin Williams Linen White. Interior trim paint color: Sherwin Williams Extra White, semi-gloss.

***Front Door Stain Kit:**

The complete staining kit contains: instructions, fiberglass sample, gel stain, mineral spirits, clean lint-free cloths, Spar-Marine varnish, protective gloves, stir sticks, and a China bristle brush

Color of Stain:

- Old Masters - Thick 'n Easy
- One Pint of Gel Stain (oil based stain for wood, fiberglass, metal & composition surfaces)
- Dark Mahogany (red brown) #81108

Kit Box Nos:

WS Part No. 1173962 05/04

PT Part No. 79800301

My Old Masters phone number 1-800-747-3436

Manufacturer's Information:

Old Masters

P.O. Box 286

Orange City, IA 51041

<http://www.myoldmasters.com/>

* For window replacements the windows are provided by SilverLine. Please note if you are the original Unit Owner, then the replacement cost of the window is FREE, the cost of installation is additional, or the owner can install it themselves. It is a very easy DIY project and SilverLine has a U-Tube Video for instructions. If you are not the original unit owner, then SilverLine charges them for the window and installation if they need SilverLine to install.

SilverLine phone number is: 800 234-4228 Extension 5359

Broken glass is not covered- within the year

Only broken seal/fogging up. Also covered.