

**The Oaks at Hope Valley Homeowners Association**  
**EXTERIOR MAINTENANCE RESPONSIBILITIES**

The purpose of this document is to clarify the Oaks at Hope Valley governing documents concerning exterior maintenance responsibilities and to insure compliance, as applicable, to changes you may make to the exterior of your townhome. As an example, while the Owner is responsible for replacement of doors, windows and exterior light fixtures, you must have approval from the Homeowners Association in writing prior to having the work done. In fact, it is a good idea to submit any change or modification to the exterior of your townhome and get approval prior to starting any work and may prevent you having to remove it unnecessarily.

**The Oaks at Hope Valley Homeowners Association is responsible for:**

1. Repair and/or replace roofs, flashing, ridge vents, dryer vents and plumbing vent boots.
2. Pressure washing and painting of exterior building surfaces every five (5) years.
3. Repair and/or replace rotted siding, trim, fascia, patio privacy dividers.
4. Repair and/or replace porches, decks, patios and steps originally installed by the builder.
5. Clean, repair and/or replace gutters, downspouts and exterior foundation drains.
6. Repair and/or replace water, sewer and storm drain lines between the meter and the exterior of the townhome or on any Oaks at Hope Valley common property.
7. Exterior drainage – french drains, natural swells, etc.
8. Repair and/or replace all street and entrance lighting.
9. Repair all streets, parking areas and sidewalks.
10. Repair and/or replace mailbox and mailbox locks.
11. Perform annual termite inspection.
12. Lawn Care:
  - Grass will be mowed, edged, seeded, fertilized and aerated.
  - Natural areas visible from the street will be weeded and mulched as needed.
  - Shrubbery will be pruned and sprayed for disease when necessary.
  - Trees will be pruned away from buildings, walkways and other surfaces. Dead, diseased and dying trees will be removed as needed.

**The Oaks at Hope Valley Unit Owner is responsible for:**

1. Repair and/or replace skylights and solar tubes.
2. Repair and/or replace attic fans.
3. Repair and/or replace all exterior doors, including storm and storage room doors.
4. Repair and/or replace windows and screens.
5. Repair and/or replace exterior water faucets, whether attached to the unit or otherwise.
6. Repair and/or replace exterior light bulbs and fixtures.
7. Lawn: Shrubbery and plant material replacement. (Association will remove dead shrubbery)
8. All pest control.
9. All structural, foundation and brick repairs, including but not limited to damages caused by settlement.