

Innisfree Homeowners Association

MAINTENANCE RESPONSIBILITIES

June 2018

The Innisfree Homeowners Association (HOA) is responsible for:

1. Repair and/or replace roofs, flashing, ridge vents and plumbing vent boots (this does not include skylights).
2. Pressure washing and painting of wood exterior building surfaces every 5 years.
3. Repair and/or replace rotting siding, trim, fascia, crawl space doors, garbage-bin doors, foundation vents and all wooden deck steps and paint deck railing "Innisfree Bisque".
4. Point-up brick exterior and brick patio walls, including chimneys every 5 years.
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 any Innisfree common property.
7. Exterior drainage --- French drains, natural swells, etc.
8. Repair and/or replace all street lighting.
9. Repair patio courtyard gates.
10. Repair and/or replace all roadways, visitor parking areas and common area sidewalks.
11. Repair and/or replace mailboxes.
12. Perform annual termite inspection.
13. Perform quarterly insect spraying of foundation walls. Homeowners are allowed to opt out of the service. The homeowner must notify the board of desire to opt out and these exceptions will be noted in the contract with the exterminator service provider.
14. Lawn care:
 - Grass in all common areas will be mowed, edged, seeded, fertilized, aerated and treated for weeds.
 - Natural areas visible from the street will be weeded and mulched as needed.
 - Shrubbery outside courtyards will be pruned, sprayed for disease and replaced when necessary.
 - Trees will be pruned away from buildings, walkways and other surfaces. Dead, diseased and dying trees will be removed as needed.
 - Grass cutting/leaf blowing and one yearly application of fertilizer and weed control is provided for courtyards.

The Innisfree 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 garage doors) and windows (HOA will paint every five (5) years).
4. Repair and/or replace porches, decks, patios and brick steps.
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 (HOA must approve fixture(s)).
7. All pest control except #'s 12 and 13 above in the HOA responsibility section.
8. Foundation repairs, including, but not limited to, damages caused by settlement.
9. Driveways, sidewalks and carport pads.