

Beech Hill II Homeowners Association

EXTERIOR MAINTENANCE RESPONSIBILITIES

The purpose of this document is to clarify the Beech Hill II governing documents concerning exterior maintenance responsibilities and to ensure 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. This may prevent you having to remove it unnecessarily.

The Beech Hill II Homeowners Association is responsible for:

1. Repair and/or replace roofs, flashing, ridge vents, dryer vents and plumbing vent boots.
2. Repair and/or replace rotted siding, trim, fascia, and patio privacy dividers.
3. Repair and/or replace front porch decks, hand rails and railings.
4. Repair and/or replace flashing around skylights.
5. Pressure washing and painting of exterior building surfaces every five (5) years.
6. Clean gutters and downspouts.
7. Repair and/or replace water, sewer and storm drain lines between the meter and the exterior of the townhome or on any Beech Hill II common property.
8. Exterior drainage – french drains, natural swells, etc.
9. Repair and/or replace all street and entrance lighting.
10. Repair all streets and parking areas.
11. Repair and/or replace mailbox and mailbox locks.
12. Perform annual termite inspection.
13. Lawn Care:
 - Grass will be mowed, edged, seeded, fertilized, and aerated and natural areas visible from the street (except wooded areas) will be weeded and mulched annually.
 - Shrubbery will be pruned and sprayed for disease when necessary.
 - Trees will be pruned from buildings, walkways, and other surfaces. Dead, diseased and dying trees will be removed as needed.

The Beech Hill II Owner is responsible for:

1. Repair and/or replace skylights and solar tubes. (Association will repair flashing only)
2. Repair and/or replace attic fans.
3. Repair and/or replace rear decks, hand rails and railings.
4. Repair and/or replace all exterior doors, including storm and storage room doors.
5. Repair and/or replace windows and screens.
6. Repair and/or replace exterior water faucets, whether attached to the unit or otherwise.
7. Repair and/or replace exterior light bulbs and fixtures that are controlled by Owner's electric panel.
8. Lawn: Shrubbery and plant material replacement. (Association will remove dead shrubbery)
9. All pest control (Termite contract furnished by Association).
10. All structural, foundation and brick repairs, including but not limited to damages caused by settlement.