

Beech Hill Homeowners Association
EXTERIOR MAINTENANCE RESPONSIBILITIES

The purpose of this document is to clarify the Beech Hill 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 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 flashing around skylights.
3. Pressure washing and painting of exterior building surfaces every six to seven (6 - 7) years.
4. Clean gutters, downspouts, and exterior foundation drains.
5. Repair and/or replace water, sewer and storm drain lines between the meter and the exterior of the townhome or on any Beech Hill common property.
6. Exterior drainage – French drains, natural swells, etc.
7. Repair or replace all retaining walls installed by developer.
8. Repair and/or replace all street and entrance lighting.
9. Repair all streets, but not parking pads.
10. Repair and/or replace mailboxes.
11. Perform annual termite inspection and provide a written report to the Owner
12. 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 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 rotted siding, trim, fascia, and patio privacy dividers.
4. Repair and/or replace decks, handrails, and railings.
5. Repair or replacement of parking pads and sidewalks.
6. Repair and/or replace all exterior doors, including storm and storage room doors.
7. Repair and/or replace windows and screens.
8. Repair and/or replace gutters and downspouts.
9. Repair and/or replace porches, patios, and steps.
10. Repair and/or replace exterior water faucets, whether attached to the unit or otherwise.
11. Repair and/or replace exterior light bulbs and fixtures that are controlled by Owner's electric panel.
12. Lawn: Shrubbery and plant material replacement. (Association will remove dead shrubbery)
13. All pest control (Termite contract furnished by Association).
14. All structural, foundation and brick repairs, including but not limited to damages caused by settlement.

NOTE: All changes to the exterior of your home should be submitted and approved by the Beech Hill Board of Directors through management.