

**ELLIE’S LANDING HOA**  
**EXTERIOR DWELLING MAINTENANCE CHART**

The following chart demonstrates the division of responsibility for maintenance, repair and replacement between the Association and Owners. In the event of conflict, the terms of the Declaration will control over this chart. Approved January 2022

|   | <b>EXTERIOR</b>  | <b>HOA</b> | <b>OWNER</b> |
|---|--|------------|--------------|
| 1 | Maintenance, repair and replacement of roof shingles (12.1)  | X          |              |
| 2 | Maintenance, repair and replacement of roof underlayment of each Dwelling (felt and plywood) due to normal wear and tear. (Any <u>structural maintenance</u> , repairs replacement not included herein is the responsibility of the Owner unless otherwise covered by the Association’s insurance). (12.1) | X          |              |
| 3 | Maintenance, repair, and replacement of the exterior of each Dwelling (but excluding the backing behind each of these exterior finishes.) (6.1)  | X          |              |
| 4 | Maintenance, repair, and replacement of outside secondary water spigots.   | X          |              |
| 5 | Maintenance, repair, and replacement of driveways, patios, and walkways. (5 Description of Units & 12.1)   | X          |              |
| 6 | Maintenance, repair, and replacement of rain gutters, and downspouts.  | X          |              |
| 7 | Maintenance, repair, and replacement of all structural components of the Dwelling, including but not limited to framing, insulation, rafter beams, weather barriers, plywood or other backing.   |            | X            |
| 8 | Maintenance, repair, and replacement of doors, hinges, frames, thresholds, locks, and doorbells. (6.1)   |            | X            |
| 9 | Maintenance, repair, and replacement of garage floors, garage doors, and garage door frames. (5 Description of Units)  |            | X            |

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|----|---|---|---|
| 10 | Maintenance, repair, and replacement of windows (including glass), shutters, sliding glass doors, French doors, screens, and frames. (6.1)                    |   | X |
| 11 | Maintenance, repair, and replacement of exterior garage lights and yard lights.   |   | X |
| 12 | Maintenance of gas and electricity connections from the meters to each Dwelling.  | X |   |
| 13 | Maintenance of the culinary water system from the outside entry through the foundation throughout the Dwelling. (From the meter to where it enters the home.) | X |   |

|    |  |  |   |
|----|--|--|---|
| 14 | Outside faucets and hose bibs. Any damage caused by this portion of the water system is the liability of the Owner.  |  | X |
| 15 | Maintenance, repair, and replacement of all Owner Improvements, such as windows attic vents, fans, ornamental railings, decks, deck steps, window well covers, fencing enclosing patio areas, and similar items.   |  | X |
| 16 | Exterior vents, covers, attics, and crawl spaces   |  | X |
|    | <b>INTERIOR</b>  |  |   |
| 17 | All interior painting, decorations, and furnishings from the inside of the unfinished walls and ceilings. This includes all appliances such as dishwashers, garbage disposals, ranges, refrigerators, microwaves, furnaces, exhaust fans, attic vents, air conditioners, water heaters, and telephone and computer networks. |  | X |
| 18 | Maintenance, repair, and replacement of the electrical system from the City electric meter to the breaker panel and to all outlets, including switches and light fixtures.   |  | X |
| 19 | Maintenance, repair, and replacement of plumbing fixtures, such as sinks, basins, toilets, and all interior pipes and valves.  |  | X |
| 20 | Repair of cracks or other damage to interior walls, floors,  |  | X |

|    |  |  |   |
|----|--|--|---|
|    | or ceilings caused by normal Dwelling settling.  |  |   |
| 21 | Repair of damage resulting from static water or seepage of water from any underground source, except water from sprinkler system failures. |  | X |
| 22 | Repair of damage resulting from surface water.   |  | X |
| 23 | Damage Amounts under the Association's insurance deductible  |  | X |

|    | <b>GROUNDS</b>  | <b>HOA</b> | <b>OWNER</b> |
|----|---|------------|--------------|
| 24 | Maintenance of lawn (12.1)  | X          |              |
| 25 | Maintenance and utilization of sprinkler systems within the Association. (12.1) | X          |              |
| 26 | Snow removal: walkways and Common Area walkways. (12.1)                         | X          |              |
| 27 | Snow removal: driveways, patios, porches and decks. (12.1)                      |            | X            |

|    | <b>OTHER</b>   | <b>HOA</b> | <b>OWNER</b> |
|----|--|------------|--------------|
| 28 | Any damage to a Dwelling or Common Area  |            | X            |
| 29 | Any damage in, on, or to a Dwelling is the sole responsibility of the Owner, except as otherwise stated herein |            |              |

Approved 1.11.2022