

**Applewood Collection @12 Oaks**  
**Maintenance – Repair Responsibilities**

Maintenance – Repair Issues	Association Responsibility	Homeowner Responsibility
Exterior doors	X	
Exterior door handles & locks		X
Exterior Paint, Siding, Trim	X	
Exterior wood repair or replacement	X	
Roofs	X	
Roof repairs related to installation or removal of satellite dishes/brackets or antennas		X
Exterior soffit and fascia	X	
Gutters, downspouts,	X	
Original construction Exterior light fixtures	X	Owners may elect to replace at their own expense using fixtures approved with ARC* form submission
Sidewalks to unit, concrete driveways, patios, porches, stoops, parking areas	X	
Exterior brick	X	
Original construction Windows and Screens		X
Original construction Exterior faucets	X Exterior hose spigot only for repair or replacement	X any interior plumbing and drywall or other repairs required for hose spigot replacement
Repair to improvements/additions <u>not part of original construction</u> , including replacement of screens on porches, porch windows such as Eze-Breeze, light fixtures, door handles and locks, storm doors		X
Fences installed on lot and yard improvements inside such fences - Maintenance inside fenced areas		X
Outdoor plantings installed by homeowner		X
Outdoor plants and shrubs installed by builder or association	Association may elect to replace some plants from time to time but not obligated to do so	
Devil's strip trees (street trees) and plantings – removal and replacement as necessary	Neither the town nor 12 Oaks Master association has responsibility for these items	X
Devil's strip tree trimming	Applewood HOA & 12 Oaks Master Association may elect to do <u>minor</u> trimming of lower canopy from time to time but not obligated to do so	X
Interior repairs resulting from water infiltration		X
All interior painting, repairs, fixture maintenance		X

**Disclaimer** – Responsibility for other maintenance items not listed will be determined by Applewood HOA as outlined in Applewood Covenants

– HOA not responsible for any damage caused by negligent or willful act or omission of owner, tenants, guests

**Note** No Solar Panels allowed

**\*ARC** = Architectural Review Committee