Sunset Ridge North Townhomes
MAINTENANCE GUIDELINE CHART

ITEM / DESCRIPTION	Home Owner	HOA
BUILDING: Exterior Surface maintenance, repair, replacement and painting. Trim/Gutters: Sherman Williams SuperPaint Exterior Acrylic Latex, Gloss A84W3151 6512-75380 Extra White Siding: Sherman Williams SuperPaint Exterior Acrylic Latex, Flat A80W3151 6512-36382 Yellow Exterior Flat Custom CCE*Colorant 02 32 64 128 B1 - Black - 30 - - R2 - Maroon - 10 - - Y3 - Deep Gold 4 4 1 - Front Doors: Tricorn Black Gloss Exceptions: doors; storm doors are owner responsibility. Overhead garage doors also owner responsibility.	XXX	XXX
BUILDING: Interior structural maintenance, repair & replacement of building structural components (i.e., walls, floor joists, roof trusses, foundation, etc). Repairs necessitated by termites, insects & other infestations.	XXX	
CRAWLSPACE: Maintenance (vapor barrier; de-humidifier).	XXX	
DECKS: Decks with attached garages (19 at WSR & 9 at Lumina), maintenance, repair, & st **Stain color: Sherman Williams Deckscapes Exterior Deck Stain 3001 Shagbark** aining.		XXX
PATIOS: Maintenance due to misuse or neglect, tree roots or soil shifts.	XXX	
DRIVEWAYS: Cracks naturally occurring by settling tree roots as well as normal wear and tear are the responsibility of the owner	XXX	
FENCES: Privacy fences between units (typically 6') maintenance, repair, replacement and staining. Fence extensions and gates beyond privacy fences are owners' responsibility. Stain color needs to be in line with all others and requires ARB/BOD approval **Current stain color: Sherman Williams Deckscapes Exterior Deck Stain 3001 Shagbark**	XXX	XXX
GUTTERS/DOWNSPOUTS: Maintenance, repair & replacement		XXX
FRONT HANDRAILS: Maintenance, repair & replacement due to normal wear & tear		XXX
INSECT/PEST CONTROL/TERMITES: Inside residence inspections, treatment and critter removal. Termite Annual Inspections for crawl space: Per contract, termite company will treat for termites (wood damage is owner responsibility).	XXX	XXX

Revised May 2024

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ITEM / DESCRIPTION	Home Owner	HOA
INSURANCE: General liability & property insurance covering unit and personal property. Homeowners could consider adding insurance for sewer line from home to street.	XXX	
LAWNS & LANDSCAPING: Maintained per contract. Landscaping (including trees) inside patio/backyard	XXX	XXX
MAILBOXES: Maintain and use of correct numbers in font and size. Owner is responsible for securing mailbox to post. Standard black with bright lettering. See mail box guidelines.	XXX	
MAILBOX KIOSKS: United States Postal Service maintains the kiosks and keys. Keys are issued from seller to buyer at closing.		XXX
ROOFS: Repair the source of rook leak, repair & replacement of shingles, felt & flashing. Note: HOA is not responsible for Insurance Inspection requirements.		XXX
SNOW/ICE REMOVAL: Alleyways : Sidewalks, front steps, driveways, patio	XXX	XXX
STEPS: Brick/Mortar & Concrete maintenance, repair & replacement due to normal wear & tear		XXX
TRASH: Removal of large, bulk items that cannot fit in trash cans. Contact the Town of Holly Springs/	XXX	
TREES/SHRUBS: Maintained per landscape contract. Tree and/or shrub replacement requires BOD approval.		XXX
WATER/SEWER: Maintenance, repair & replacement to lines/pipes service to one home. Consider insurance for sewer line from home to street.	XXX	
WINDOWS: Maintenance, repair & replacement of windows, screens, window casings, & window mechanisms (weatherstripping repair and replace around doors & windows)	XXX	
YARD WASTE: Maintenance and removal. The Town of Holly Springs no longer (2024) provides curbside pickup. Use of brown yard waste bins can be requested by calling 311 to have a bin delivered.	XXX	
Maintenance or repairs necessitated by misuse, neglect or damage by an owner or owner's guests are the responsibility of the owner for any item above where the HOA has primary responsibility	XXX	