

## LINKS TOWNHOMES ASSOCIATION

### IMPROVEMENTS, MAINTENANCE AND REPAIR RESPONSIBILITIES

JANUARY 2014

As provided by the Links Townhomes Association's Declaration of Governing Covenants, the Association's responsibilities for improvements, maintenance and repair are set forth below. These items were part of the original 1980's exterior construction of the Links homes and related appurtenances.

#### ASSOCIATION RESPONSIBILITY

Common areas  
Improvements (common areas)  
Building exteriors and siding  
Outbuilding exteriors and siding  
Fences & hitching posts  
\*Porches  
\*Decks  
\*Patios  
Light posts and entry signage  
Walkways and steps  
Roofs and chimneys  
Painting (exterior)  
Lawn maintenance  
Tree maintenance  
Shrub maintenance  
Irrigation maintenance  
Parking areas  
Snow removal  
Insurance (exterior)  
Trash removal  
Mailboxes

#### OWNER RESPONSIBILITY

Door units  
Windows  
All components inside crawl space  
Lumber joists and sub-flooring beneath unit  
Insect and animal infestation  
Moisture or water problems in crawl space  
Utility boxes, cables & wires servicing unit  
Sewer line beneath home to common area connection  
Waterline from street connection to unit  
Heating and cooling systems  
Repair of a component caused by owner's inappropriate action  
Repair of any component caused by natural disaster  
Issues relating to party walls shared by adjoining owners  
Painting exterior doors  
Insurance (interior-requires an HO6 policy)

#### ASSOCIATION IS NOT RESPONSIBLE BUT PROVIDES THE FOLLOWING:

Power washing  
Termite inspection

*\* Any approved modifications of the original construction of a unit or improvement to the exterior of a unit by an owner carries with it the owner's acknowledgment of full responsibility for all future upkeep of the addition.*