

FRYARS GATE TOWNHOMES
ASSOCIATION AND HOMEOWNER RESPONSIBILITIES

Ref item	ITEM	Homeowner	Association
	Common area lighting		X
	Common sidewalk maintenance		X
1.35	Damage to landscaping caused by resident or guest, autos, repairs, spills, pets, etc.	X	
1.27.4	Decks	X	
1.27	Decorative columns		X
	Doors and Door Hardware (repair/replacement)	X	
1.27	Driveways/Sidewalks/Front Porches	X	
1.27	Electrical or Mechanical Systems (inside or outside)	X	
1.27	Exterior lighting (Fixtures & Bulbs)	X	
1.27.1	Exterior periodic cleaning		X
1.27.1	Exterior periodic painting		X
1.27.1	Exterior periodic caulking		X
	Garbage receptacles	X	
1.35	Grounds/Landscaping (builder installed)		X
1.35	Grounds/Landscaping (common areas)		X
1.35	Grounds/Landscaping (homeowner installed)	X	
	Grounds/Landscaping (Enclosed or Fenced Areas/Loose Animal)	X	
1.35	Grounds Services: fertilizer, pesticide, algaecide, or fungicide (customary application - no spot treatments)		X
1.27.1	Gutter Cleaning		X
1.27	Gutters and downspouts replacement and repair		X
1.27	Heating/AC units & feeder lines	X	
	Ice and snow removal- from private streets		X
	Interior repairs caused by leaks	X	
1.27	Irrigation Lines/Facilities (Installed by Declarant)		X
1.35	Grass, shrubs, trees (front/side/back)		X
	Mailbox repair/replacement (normal use)		X
1.27	Meter leaks or replacement	X	
1.27	Mortar/Rebar/Tie beams	X	
1.35	Mulch		X
	Party Walls- shared by owner	X	
1.27	Patio/Terraces/Decks and Stairs	X	
	Pest control- inside and outside of the home	X	
1.27	Plumbing (interior or exterior)	X	
1.27	Porches	X	
1.27	Porch Roof and Decorative Columns		X
	Private road & parking areas		X
	Repair/Maintenance of Architectural changes	X	
1.35	Replanting of trees and shrubs (Installed by the Declarant)		X
1.35	Reseeding/Resodding/Replanting of grass (Installed by Declarant Only)		X
1.27	Roof repair/Leaks/Replacement/Roof decking (sheathing)		X
1.27	Roof Flashing/fascia and soffit		X
1.27	Roofing boots around vents		X
1.27	Roof trusses/joists/structural elements	X	
1.27	Screens, screen doors, porches and vent covers	X	
	Sewer lines from common cleanout to city line	X	
1.27	Sidewalks/Driveways/Front porches	X	
1.27	Siding/Exterior Wall	X	
	Stormwater Control Facilities		X
	Street Lighting (Private Streets)		X
1.27	Structural problems	X	
	Termite warranty		X
	Water lines outside of foundation wall	X	
	Water lines from meter wall to interior	X	
1.27	Weatherstripping	X	
1.27	Windows (repair/replace/reconstruction)	X	
1.27	Window fixtures & hardware	X	
1.27	Window glass	X	