

STORYBOOK HOMEOWNERS ASSOCIATION POLICY

RE: ARTICLE VIII MAINTENANCE AND SERVICE RESPONSIBILITY

HOMEOWNERS ARE RESPONSIBLE FOR:

**Windows, Storm Windows, Window wells, Skylights, Doors, Storm Doors
Garage Doors, Interior non-supporting walls, floors, and ceilings. All
fixtures such as AC located on the exterior. All exterior Concrete, Porches,
Patios, Sidewalks, Driveways, Decks, Landings, Stairs, Fences, Rock areas,
Shrubbery, Flower Gardens, Trees, and Sinkholes. The owner of each lot
shall be solely responsible for all maintenance, repair, replacement and
improvement to the lot and/or the Patio Home on the lot as may be necessary
or required as a result of any defect in the original design and/or construction
of the Patio Home or as a result of the improper grading or compaction of the
lot.**

THE ASSOCIATION IS RESPONSIBLE FOR:

**Maintaining and repairing the Buildings and Landscaping (except for the
owner's responsibility above) Spraying, Fertilizing, Pruning, Sprinkler
Maintenance, and repair, including turn-off and turn-on and blow out, park
repair and maintenance, Snow removal, including walks and entryways.**

THIS POLICY WILL CLARIFY ITEMS THAT ARE NOT ADDRESSED ABOVE:

**The Association is also responsible for Insurance (as detailed in ARTICLE IX)
Trash Service, Roofs, Siding, Soffits, and Trim. Gutters, Downspouts and
Brick Maintenance (tuck pointing), are limited to repairs only.**

APPROVED AND ADOPTED THIS 14TH DAY OF June 2017

Robert P. Hayes *William J. Jones* *Jean L. Carter*

PRESIDENT

VICE PRESIDENT

SECRETARY