

**MAINTENANCE, REPAIR, REPLACEMENT AND INSURANCE
RESPONSIBILITIES FOR THE MARSTON SHORES
HOMEOWNERS' ASSOCIATION**

April 1, 2017

NOTE: This chart shows whether Owners or the Association are responsible for the maintenance, repair and replacement of various components pursuant to the Amended and Restated Declaration of Covenants, Conditions and Restrictions of Marston Shores Homeowners' Association.

A = Marston Shores Homeowners' Association
O = Owner

	MAINTENANCE*	INSURANCE
BUILDING EXTERIORS		
Building-structure, including foundations, columns, girders, beams and supports	O ¹	A ²
Exterior townhome surfaces, including but not limited to siding, trim, and stone/brick facades	A ¹	A ²
Roof shingles and underlayment	A ¹	A ²
Gutters and downspouts	A ¹	A ²
Soffits	A ¹	A ²
Patios	A ¹	A ²
Entry porches, steps, and rails	A ¹	A ²
Window and skylight glass, including materials such as Plexiglas and other plastic materials	O ¹	A ²
Window and skylight frames and support structures	A ¹	A ²
Front entry door including peep holes, doorknobs and lock mechanisms—maintenance and repair	O ¹	A ²
Entry door—painting and staining	A ¹	N/A

* unless otherwise specified in the Chart, the term "maintenance" includes repair and replacement.
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	MAINTENANCE*	INSURANCE
Patio/balcony sliding glass doors—glass portion only	O ¹	A ²
Patio/balcony sliding glass doors—Frame and support structures	A ¹	A ²
Garage doors and tracts	A ¹	A ²
Garage door openers and springs	O ¹	O ²
Light fixtures attached to buildings	A ¹	A ²
Address signage on buildings	A ¹	A ²
Storm doors installed by owners	O ¹	O ²
Security bars installed by owners	O ¹	O ²
Rear decks, upper decks, side decks and front porches as originally constructed	A ¹	A ²
Rear decks, upper decks, side decks and front porches installed/upgraded by owners (including piers, posts, beams, joists, balusters, and railings if installed/upgraded by owners)	O ¹	O ²
Exterior improvements installed by owners (including awnings)	O ¹	O ²
UTILITIES		
Air conditioners, including compressors and related equipment	O ¹	A ²
Exterior utility fixtures and apparatus <u>outside townhomes</u> including the following: <ul style="list-style-type: none"> • Water meters • Circuit boxes • Breaker panel 	A ¹	A ²

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Utilities <u>inside townhomes</u> : <ul style="list-style-type: none"> • Electrical wiring • Plumbing • Duct work • Furnace • Water heater • Heating 	O ¹	A ²
Utility fixtures inside townhomes: <ul style="list-style-type: none"> • Light switches • Outlets • Faceplates 	O ¹	O ²
UNIT INTERIORS		
<u>Finished</u> surfaces of walls, floors, and ceilings (including garage interiors): <ul style="list-style-type: none"> • Lath • Furring • Drywall • Wallboard • Plaster • Paneling • Wallpaper • Paint • Tile 	O ¹	O ²

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	MAINTENANCE*	INSURANCE
<p>Unfinished surfaces of walls, floors, and ceilings including the following (including garage interiors):</p> <ul style="list-style-type: none"> • Beams • Girders • Structural components • Columns • Stairs • Insulation 	O ¹	A ²
Finished basements (finished surfaces)	O ¹	O ²
Unfinished basements	O ¹	A ²
Shared party walls	O ¹	A ³
<p>Furnishings and personal property such as:</p> <ul style="list-style-type: none"> • furniture • jewelry • electronics • area rugs • art 	O ¹	O ²
Window coverings	O ¹	O ²

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Permanent fixtures including but not limited to: <ul style="list-style-type: none"> • ceiling fans • hand rails • cabinets • counter tops • toilets • bath tubs • sinks • faucets 	O ¹	O ²
Appliances including oven, range, refrigerator, dishwasher, disposal	O ¹	O ²
Floor coverings including carpet, tile, vinyl and hardwood	O ¹	O ²
Other improvements installed by Owners inside townhomes	O ¹	O ²
GROUNDS		
Irrigation system	A ¹	A ²
Mailboxes	A ¹	A ²
Perimeter fence	A ¹	A ²
Driveways	A ¹	N/A
Grading on Lots	A ¹	N/A
Grading on common areas	A ¹	N/A
Fences surrounding back patios installed by owners	O ¹	O ²
OTHER		

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	MAINTENANCE*	INSURANCE
Common elements and limited common elements described in the Declaration or on the Map and not otherwise listed	A ¹	A ²
Snow removal	A ¹	N/A

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NOTES

A. IF MAINTENANCE OR REPAIR IS REQUIRED TO ANY COMPONENT NORMALLY MAINTAINED BY THE ASSOCIATION, WHICH RESULTS FROM THE WILLFUL OR NEGLIGENT ACT OF AN OWNER, OWNER'S FAMILY, GUEST, OR INVITEE SUCH OWNER SHALL BE RESPONSIBLE FOR THE COST OF THE MAINTENANCE (INCLUDING THE INSURANCE DEDUCTIBLE, IF ANY). [DECLARATION, ARTICLE VI, SECTION 3]

B. IF MAINTENANCE OR REPAIR IS REQUIRED FOR ANY OWNER MAINTAINED COMPONENT, WHICH IS CAUSED BY THE ASSOCIATION'S NEGLIGENCE, THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE COST OF SUCH MAINTENANCE OR REPAIR.

C. ANY ALTERATION OF A GENERAL OR LIMITED COMMON ELEMENT MADE BY AN OWNER SHALL BE MAINTAINED AND INSURED BY SUCH OWNER.

D. ANY IMPROVEMENTS MADE TO THE EXTERIOR OF ANY RESIDENCE THAT REQUIRE PAINTING, SHALL BE INITIALLY PAINTED BY THE OWNER, AND THEREAFTER THE ASSOCIATION WILL ASSUME PAINTING OF THE COMPONENT AND INCORPORATE IT INTO ITS REGULAR PAINT CYCLE [DECLARATION, ARTICLE VI, SECTION 4].

E. ALTHOUGH THE ASSOCIATION MAINTAINS LIMITED COMMON ELEMENTS IN THE COMMUNITY, OWNERS ARE REQUIRED TO NOTIFY THE ASSOCIATION OF NEEDED MAINTENANCE TO THEIR LIMITED COMMON ELEMENTS. IN THE EVENT AN OWNER FAILS TO NOTIFY THE ASSOCIATION OF NEEDED MAINTENANCE, ASSOCIATION SHALL NOT BE LIABLE FOR DAMAGE ARISING OUT OF SUCH FAILURE TO MAINTAIN [ARTICLE VI, SECTION 2].

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ENDNOTES

- ¹ Declaration, Article I, Section 4; Article VI, Sections 1 and 4
- ² Declaration, Article VII, Sections 1 and 2
- ³ Declaration, Article VIII, Section 2