

**MAINTENANCE, REPAIR AND INSURANCE RESPONSIBILITIES FOR
FRENCH CREEK TOWNHOME ASSOCIATION, INC.**

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NOTE: This chart shows whether Owners or the Association are responsible for the maintenance, repair and replacement and insurance of various items pursuant to the Declaration of Covenants, Conditions, and Restrictions of French Creek. Please note that the Owner is required to perform all maintenance, repair and replacement, and insurance on Lots unless the Association has determined that it will. This chart depicts whether the Association has determined to maintain and/or insure certain items on a Lot.

A = French Creek Townhome Association, Inc.
O = Owner

	MAINTENANCE	INSURANCE
BUILDING EXTERIOR		
Building – structure, including foundations, columns, girders, beams and supports (unless otherwise specified) ¹	O	A
Siding, including painting, repairing and replacing ²	A	A
Trim ²	A	A
Roof shingles and roof underlay ²	A	A
Gutters and downspouts ²	A	A
Patios, decks and porches – general cleaning ¹	O	N/A
Patios, decks and porches (front and back) – repair ¹	O	A

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	MAINTENANCE	INSURANCE
Siding on front patio/porch enclosures ²	A	A
Sidewalks along front of buildings/concrete staircases on Common Area ^{2 and 3}	A	A
Arterial sidewalks leading to townhome ¹	O	A
Concrete steps to porch/townhome ¹	O	A
Second story balconies, including railings ¹	O	A
Second story balconies and railings – staining ²	A	N/A
All doors of townhome, including storm/screen doors ¹	O	A
Windows, frames, panes and caulking around windows ¹	O	A
Skylights, including frames, panes and sealing ¹	O	A
Garage – structure and interior ¹	O	A

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	MAINTENANCE	INSURANCE
Garage – siding ²	A	A
Garage door, including mechanical openers ¹	O	A
Garage door – painting ²	A	N/A
Chimney – cleaning and structure ¹	O	A
Chimney – siding ²	A	A
Light fixtures outside townhomes and on garages (but not the light on the exterior of a building lighting the stairways used by one or more Lots) ¹	O	A
Light fixtures on the building exterior which light stairways used by one or more Lots ²	A	A
Window wells ¹	O	A
Water Spigots ¹	O	A
Fence enclosing rear patios ¹	O	A
Fence between Lots ⁴	O	O

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UTILITIES	MAINTENANCE	INSURANCE
Utilities, wires and lines, including furnaces, heating, plumbing, lighting, telephone, electrical, television and communications, hot water equipment and appurtenances located in the Lot ¹	O	A
Utilities, wires and lines installed on Common Area ⁵	A	A
Water and sewer lines/pipes located on the Lot ¹	O	A (to the extent insurable)
Water and sewer lines/pipes located on Common Area ⁵	A	A (to the extent insurable)
Air conditioners ⁶	O	A
Electrical meters ¹	O	A
Water meters on Lot ¹	O	A
Gas and associated lines and pipes on Lot ¹	O	A
Gas lines and pipes on Common Area ⁵	A	A

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UNIT INTERIORS	MAINTENANCE	INSURANCE
Circuit boxes ¹	O	A
Furnishings ⁷	O	O
Window coverings ⁷	O	O
Carpet ⁷	O	O
Permanent fixtures in townhome including but not limited to ceiling fans, hand rails, cabinets and counter tops ¹	O	A
Appliances including oven range, refrigerator and disposal ⁷	O	O
Smoke detectors ⁷	O	O
Interior walls, ceilings and floors – finished surfaces ¹	O	A
Interior walls, ceilings and floors – non-finished surfaces (i.e. drywall) ¹	O	A
Floor coverings including tile, vinyl and hardwood ¹	O	A

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	MAINTENANCE	INSURANCE
Party wall with neighboring townhome ⁴	O	O
Subflooring ¹	O	A
GROUNDS		
Grass, trees, shrubbery, flowers and landscaping on Common Area ⁵	A	N/A
Landscaping within enclosed areas of Lots (that area between the back door, garage and neighboring fence) ⁵	O	N/A
Landscaping on Lots outside of enclosed areas (all areas in front of a townhome and outside of the patio fences) ⁵	A	N/A
Ground maintenance, including grading and drainage channels ⁵	A	A
Private roads, streets and drives ⁵	A	A
Mail kiosks ⁵	A	A
Lights near mail kiosks ⁵	A	A
Rock retaining walls ⁵	A	A

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	MAINTENANCE	INSURANCE
Split rail fence between community and open space ⁵	A	A
Irrigation system ¹	A	A
Entry monument sign ⁵	A	A
OTHER		
Garbage collection	A	N/A
Snow removal	A	N/A
Sewer service	A	N/A
Any exterior improvement or installation installed by Owner not otherwise listed	O	A
Common Area depicted on the Map or described in the Declaration and not otherwise listed ⁵	A	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 NEGLIGENCE OR INTENTIONAL ACT OF AN OWNER, SUCH OWNER SHALL BE RESPONSIBLE FOR THE COST OF THE MAINTENANCE AS A DEFAULT ASSESSMENT.

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

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ENDNOTES

1. Declaration, Article IX, Section 1(a) and Article VI, Section 2
2. Declaration, Article IX, Sections 1(a) and 1(b) and Article VI, Section 2 – Owner is responsible for maintenance, repair and replacement and insurance unless Association provides.
3. Declaration, Article IX, Section 4 and Article VI, Section 1
4. Declaration, Article VIII and Article VI, Section 1
5. Declaration, Article IX, Section 4 and Article VI, Section 1
6. Declaration, Article IX, Section 1(a) and Article VI, Section 2
7. Declaration, Article IX, Section 1(a) and Article VI, Section 8