

Old Stone Crossing

RESPONSIBILITIES OF THE ASSOCIATION

- 1) Infrastructure and Common Area Maintenance Includes:
 - a) Insurance – The Association will obtain and maintain insurance coverage for the replacement of the building structure and the common areas. (Insurance coverage on internal contents, unit upgrades and any personal property is the responsibility of the unit owner.)
 - b) Sewer lines external to the unit.
 - c) Water lines external to the units and on outside walls beyond drywall.
 - d) Community streets, curbs and public walkways.
 - e) Street lighting.
 - f) All turf areas, trees and landscaping in common areas.
 - g) Smoke and fire alarm systems in each building (if applicable).
- 2) External Building Maintenance Includes:
 - a) Wood and vinyl siding repairs as needed.
 - b) Roof repairs are required including flashing.
 - c) Chimney, chase and outside vents.
 - d) Rain gutter and downspout repairs or replacements (if applicable).

RESPONSIBILITIES OF THE UNIT OWNER

- 1) All interior maintenance including but not limited to:
 - a) Plumbing problems within the unit, including outside faucets in the rear and garage.
 - b) Basement leakage or flooding from the foundation footing drain tile, sunken patio drainage or sump pump failure (if applicable).
 - c) Electrical problems with all metered circuits within the units.
 - d) Heating and air conditioning systems.
 - e) Exhaust and ventilation systems.
 - f) Television, radio or cable service connections (must submit for approval).
 - g) Sump pumps and external discharge.
 - h) Vermin and pest control including wasps, ants, spiders, termites, roaches, mice, and other insects.
 - i) All painting within the unit.
 - j) Costs to relocate or repair abused fire/smoke alarms or detectors.
- 2) Certain exterior maintenance including:
 - a) Outside entry doors including glass, frames and weather seals.
 - b) Outside windows including glass, sash frames and weather seals.
 - c) Garage door including panels, all mountings opening and locking hardware, weather stripping and automatic door openers (if applicable).
 - d) Maintaining all owner installed items and options such as but not limited to optional end unit side patios, rear patio additions, window well covers, gas grills, storm doors, rear and side patio lights and fixtures, etc.
- 3) Insurance on unit upgrades and personal contents.
- 4) Payment of real estate taxes assessed on the unit.
- 5) Floor covering must be maintained on all floors within the unit with the exception of the kitchen, bathroom and closet areas.