



## Maintenance Responsibilities for Briar Cove

Updated - October 20, 2012

<b><i>For additional information refer to Olthof Limited Warranty Manual</i></b> Description	Owner	Briar Cove Association	Dyer Schervl
Exterior painting, staining, of cedar, trim, and mailbox post. (every 3-6 years)		X	
Maintenance of fences or hedges erected by the developer		X	
Gutter cleaning as needed		X	
Garage fascia (Stone Repair)		X	
Sealing and repair of asphalt driveways (sealing every 3 to 5 years)		X	
Repair or replacement of roof from normal wear and tear *	X		
Repair or replacement of vinyl siding, shutters, windows and doors *	X		
Mailbox maintenance and replacement to include repainting	X		
Inspection & repair of normal wear and tear of the home exterior (spring & fall inspections)	X		
Repair of damage to home exterior or interior.	X		
Cleaning of home exterior	X		
Exterior lighting of home	X		
Maintenance of concrete patio and entrance sidewalk.	X		
Maintenance of shared sump pump drain lines	Shared by owners in the building		
Clearing blockage of common sanitary line for building			



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Description	Owner	Association	Schervl
Lawn maintenance - mowing, trimming of bushes, minor lawn repairs.		X	
Lawn and common area fertilization & grub control, as scheduled		X	
Lawn irrigation system maintenance as scheduled		X	
Mulching of common area and front landscaping (every (2) years)		X	
Weed pulling in front landscaped and common area (once a month)		X	
Maintenance of association planted trees - pruning, fertilizing, removal, replacement.		X	
Maintenance of association planted shrubs - pruning, fertilizing, removal, replacement.		X	
Maintenance of all other trees, shrubbery including removal.	X		
Maintenance of landscaping added or modified by homeowner.	X		
Settling of soil around the lawns and foundation of home	X		
Maintenance of waterfalls, pond, and aerating fountain - including lighting.		X	
Pond drain outlets		X	
Maintenance of walking path		X	
Mole, vole, and skunk treatment as needed.		X	
Geese/duck control in common areas		X	
Geese/duck control on private property	X		



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Description			
Snow removal greater than 2" on driveways, public and service sidewalks		X	
Snow removal on patios	X		
Kitty liter type substances for grip on icy walks (ice melt is not advised)	X		
Snow removal on public streets			X
Trash and recycling collection			X
Street and street light repair.			X
Mosquito control			X
Public storm sewer drains			X
Enforcement of covenants and restrictions		X	
<p data-bbox="210 1079 252 1112">*</p>			
<p data-bbox="189 1128 1743 1161">Any other matters within the Property, including but not limited to other exterior items such as roof, siding, windows, doors, etc.,</p>			
<p data-bbox="189 1177 1732 1209">as determined by the Board of Directors of the Association on a community-wide basis. In no way shall this subparagraph create</p>			
<p data-bbox="189 1226 997 1258">an affirmative obligation to perform such community - wide work.</p>			
<p data-bbox="189 1274 1795 1307"><b>Limited warranty on certain aspects of the homes. (See Olthof's Homeowners Manual for detailed information on the warranties)</b></p>			
<p data-bbox="189 1323 1816 1356">All exterior replacement/modifications work needs prior approval from the ARC via a Modification Request to Management Company</p>			
<p data-bbox="189 1372 1732 1404"><b>No permission or approval shall be required to repaint in accordance with originally approved color scheme, or current.</b></p>			