

Davidson Bay Association Townhome Maintenance Responsibilities

The following is a summary of the maintenance responsibilities of the Association . Please refer to the Covenants for full details.

The Davidson Bay Covenants set forth certain townhome maintenance requirements for which the Association (HOA) is responsible. There is sometimes confusion on the part of homeowners as to where responsibilities reside, so this document is meant to help clarify any ambiguities.

This is a summary of the Association's responsibilities regarding individual townhomes as defined in the Covenants and Amendments. It should not be considered a complete and unabridged description. Owners are encouraged to read the Bylaws and Covenants to fully understand their own responsibilities as well as those of the Association.

The following is an encapsulation of the key maintenance responsibilities, with detail in the following sections:

- The HOA maintains all HOA planted landscaping outside of any fenced-in areas.
- The HOA provides termite protection for all units.
- The HOA maintains the exterior portions of the townhomes. This includes brickwork, siding, trim, and shutters.
- The HOA maintains the roofs.
- The HOA maintains the paint on the exterior surfaces (siding, trim, front entrance railings, doors, and deck fascia boards and support posts) of each townhome.

Landscaping

The Association is responsible for landscaping in the common areas and within the yards of each townhome. This includes lawn maintenance, shrub trimming, mulching, and replacement of dead vegetation as needed. It does not include:

- Any fenced-in areas on an owner's property.
- Any planted areas altered by the current owner or any previous owners. (Note: all landscaping modifications outside of fenced-in areas must be approved by the Architectural Control Committee in advance.)

Termite Control

The Association maintains bonded coverage for termite infestation and does annual inspections and treatments.

Townhome Exteriors

The Association is responsible for maintaining the exterior portions of the townhomes. This includes brickwork, siding, trim, and shutters. *It does not include the repair or replacement of windows, doors, garage doors, fencing, railings, deck components or structures.*

The Association is also responsible for the periodic repainting of the exterior surfaces (siding, trim, front entrance railings, doors, and deck fascia boards and support posts) of each townhome at intervals determined by the Association Board.

Per a February 2014 amendment to the Covenants, the Association is responsible for maintenance, repair, and the periodic replacement of the roofs on each townhome. The Association is not responsible for:

- Any features associated with the roof such as vents.
- Alterations or improvements to the roof made by the owner.
- Attachments placed on the roof by the owner (such as antennas or satellite dishes).
- Any ancillary damages caused by leaking or other issues (for example, damage to interior ceilings or walls caused by roof leaks).

In all cases, it is the responsibility of the owner to inspect his/her property on a regular basis and report any issues needing repair to the management company in a timely manner.

Under no circumstances is the Association responsible for any damages caused by a negligent or intentional act or omission by the property owner. The owner is entirely responsible for any damage or destruction which is not a covered loss under the property and casualty insurance maintained by the Association.

If there are any questions regarding maintenance or insurance issues, please contact one of the Board members. Copies of the Association Bylaws and Covenants can be found at dbayhoa.com, along with a list of the Board members. The Board can be contacted at davidsonbayhoa@gmail.com.