



Maintenance Responsibilities for Briar Cove

Updated - October 20, 2012

<i>For additional information refer to Olthof Limited Warranty Manual</i>		Briar Cove	Dyer
Description	Owner	Association	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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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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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	
*			
Any other matters within the Property, including but not limited to other exterior items such as roof, siding, windows, doors, etc.,			
as determined by the Board of Directors of the Association on a community-wide basis. In no way shall this subparagraph create			
an affirmative obligation to perform such community - wide work.			
Limited warranty on certain aspects of the homes. (See Olthof's Homeowners Manual for detailed information on the warranties)			
All exterior replacement/modifications work needs prior approval from the ARC via a Modification Request to Management Company			
No permission or approval shall be required to repaint in accordance with originally approved color scheme, or current.			