Association Guideline-TwinPlex Exterior Portion Maintenance

The Twinplex owner, 'owns' the property inside the 'dripline' and is responsible for the structure and materials of the Twinplex. To assist the owner in the maintenance of the exterior portion of the Twinplex and ensure a visually attractive and consistent appearance of our community, the HOA per the Declaration, has responsibility to schedule and pay for the maintenance of items listed in this Association Guideline

HOA Twinplex Maintenance Responsibilities

- Painting (including caulking as needed) and staining of the exterior surface of the following:
  - Siding
  - Trim
  - Front porch and deck support posts
  - Front door
  - Garage Door (including framing)
  - Main floor deck including deck railing and flooring not within the drip line)
  - Crawl space access doors
  - Visible portion of the cement foundation
  - Stucco on front of townhome

- Gutter/downspout cleaning and maintenance of downspout-ground drain connections

- Replacement of porch screens

- Replacement of garage soffit lighting (fixtures and bulbs)

- Main deck floor board and main deck railing replacement due to rotting from normal weathering. (Note: Replacement does not include the 6"x 6" support posts as these are considered structural members of the Twinplex unit).

Notes:
Twinplex maintenance items not listed above are the responsibility of the Twinplex owner unless otherwise agreed to by the HOA.

Repair/replacement of townhome building materials (e.g. Hardie Plank siding, trim, roofing) is the responsibility of the townhome owner except as noted above.

Any contemplated addition, modification or repair of an externally visible structure of a townhome (e.g. skylight, deck flooring/railings, roofing, etc.) by current or future Twinplex owners requires Architectural Review Committee approval and at owners expense (see Section 4, paragraphs q. and r., pg. 12 of the Village Park Declaration). Any future maintenance costs of said additions/modifications are also at owner's expense.

All maintenance requests must be directed **in writing** via e-mail to the Meadows Committee Chair or their designee. Currently this is Bob LeBoeuf, leboeuf100@gmail.com.

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