

Phase V Neighborhood Townhomes of Hunt Club POA, Inc.

Maintenance Responsibility Chart

ITEM	Owner	Phase V Association (incl in dues)	Master Association
1. Interior fixtures and appliances	X		
2. Interior unit construction	X		
3. Interior alterations to unit	X		
4. Exterior alterations to unit *	X		
5. Patios and privacy fences	X		
6. Trash collection	X		
7. Interior and/or exterior pest control	X		
8. Termite prevention		X	
9. Plumbing	X		
10. Electric wiring, meters, switches, etc.	X		
11. HVAC and air conditioners	X		
12. Window glass replacement	X		
13. Exterior painting **	X		
14. Exterior siding and trim	X		
15. Roof repairs ***	X		
16. Insurance - fire or damage to structure	X		
17. Insurance - owners' contents	X		
18. Common area landscape maintenance			X
19. Owner lot landscape maintenance		X	
20. Pool/amenities maintenance			X
21. Mail Boxes		X	
22. Driveways	X		
23. Paved street and sidewalks (Bibury Ct only)		X	
24. Street lights			X
25. Phone / internet / cable TV	X		

* All exterior alterations to a unit and yard require prior written approval by the Hunt Club Architectural Review Board (ARB).

** Repainting exterior siding and trim to be carried out by the Phase V Association approximately every 10 years or as needed.

*** Roof replacement to be carried out by the Phase V Association approximately every 30 years or as needed.