

Beach Club Town Homes HOA vs Owner Maintenance Responsibilities

As owners of a Beach Club Townhome and members of the Home Owners Association, HOA, each of us are aware of the need to maintain our homes to protect the value and to assure the safety of the community. These maintenance responsibilities have been generally set forth in the various documents which created and govern our home owners association. However, to further clarify who is responsible for the maintenance/repairs of our townhomes, the Board of Trustees has prepared the below list of descriptive items needed to be addressed by either the homeowner or the HOA to maintain our townhomes.

Description	Owner	HOA	Comments
Air Conditioner & Equipment	X		
Attic	X		
Decorative Stone (building exterior)		X	
Decks (building exterior)			
Staining and Sealing		X	# 1 Note
Exterior Handrails and Balusters		X	
Builder installed Wooden Privacy Screen		X	Ryan Homes only
Exposed Wooded flooring		X	
Duradek floor covering		X	Repair all breaks to prevent water infiltration into home, #2 Note
Doors Exterior			
Painting Exterior Door	X		#1 Note below
Painting Door Trim		X	
Caulking Around Door		X	
Door Replacement	X		
Door Hardware Replacement	X		
Door Thresholds		X	
Operation and Adjustments of Doors	X		
Driveways, Sidewalks and Patios			
Repair/Replacement		X	
Dryer Vents/Bath Vents			
Piping	X		
Cleaning	X		
Exterior Vent Cover	X		

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Elevator (interior)			DR Horton homes only
Service and Maintenance as needed	X		
Fireplace (interior)			
Exterior flashing and piping maintenance	X		
Flue cleaning if necessary	X		
Garage Overhead Doors			
Exterior Painting		X	
Repairs	X		
Replacement if necessary	X		Like kind and quality
Operation of	X		
Hardware of	X		
Door Openers	X		
Gutters, Downspouts, and Drains			
Cleaning		X	
Repairs/ Replacements		X	
Irrigation System for Common Areas			
Repairs/Additions		X	
Inside Home Repairs	X		Regardless of cause
Homeowner Property Insurance			
Maintain current coverage	X		HO3 Policy
Lighting (exterior)			
Streetlights		X	HOA/Tega Cay
All exterior lighting on units		X	
Mailboxes			
Painting		X	
Numbering		X	
Post		X	
Replacement (by HOA)		X	

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Painting			
Interior (all)	X		
Exterior (all) siding and trim		X	
Pest & Pet Control			
Termite protection (exterior)		X	Annual service
Pet droppings – removal by pet owner	X		Community land areas
Roads			
Sealing		X	
Repairs, replacement, and signage		X	HOA/Tega Cay
Roofs			
Shingles repair/replacement		X	Normal Wear
Maintain leak protection for all roof penetrations		X	Normal Wear
Maintain all roof flashing		X	Normal Wear
Roof Leak Damage			
Interior Repairs	X		HO3 Insurance Policy
Exterior Repairs		X	
Satellite Dish	X		Written Approval Required
Screens			
Doors	X		
Windows	X		
Siding (exterior)			
Repair/ Replacement		X	HOA if due to normal wear and tear / Owner if due to storm or other damage
Storm Doors			Written Approval Required
Maintenance/Operation	X		
Replacement	X		
Repairs	X		
Taxes (Property)	X		
Trash, rubbish & garbage			
Storage and removal	X		# 3 Note

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Description	Owner	HOA	Comments
Utilities (all) from main hookup and in unit	X		Owner/Utility Company
Walls and Railings (Exterior) added by Owner			Written Approval Required
Maintain/Repair/Paint	X		Contiguous to unit/patio
Water Pipes – breaks & leaks (not irrigation)			
All plumbing interior and exterior to main hookup	X		Owner/Utility Company
Windows			
Glazing	X		
Glass	X		
Paint and caulk window trim (exterior)		X	
Paint and caulk window trim (interior)	X		
Washing	X		
Unit Replacement	X		Like, kind & quality
Wiring & Conduits - Any			
Telephone	X		
TV/Cable	X		
Interior	X		
Exterior (power/electric)	X		Owner/Utility Company

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THE ASSOCIATION IS NOT RESPONSIBLE FOR:

- Original construction defects

- If a Townhome Owner does not maintain any features that are the homeowner's responsibility to an acceptable minimum standard, the HOA will give a 30-day notice to repair the items. If not repaired within the allotted time, the HOA will make the repairs and the cost of this repair will be billed to the homeowner.

DAMAGES TO EXTERIOR OF TOWNHOME AND COMMON AREAS:

The Townhome Owner shall be responsible for all costs of repairs or damages to any townhome and common area caused by the Owner and/or Owner's family, guests, visitors, and/or contractors whether such damages are caused by willful, (deliberate, voluntary) wanton (malicious and reckless), intentional, careless or negligent acts or omissions. All repair methods are to be reviewed and approved by the HOA prior to the start of work. If any item that is the responsibility of the Townhome Owner to repair and it is not repaired, the HOA will make necessary repairs and bill the Townhome Owner.

NOTES:

- #1 Painting by an owner is prohibited without prior approval by the HOA.

- #2 To maintain integrity of the Duradek roofing/flooring system, the HOA must review and approve any repairs planned to be made by the Homeowner before work commences.

- #3 Trash must be stored indoors in appropriate containers. All areas, common or limited, should be kept free and clear of rubbish/debris.