

PATRICK SQUARE OWNER ASSOCIATION

Townhome and Villa Owners Responsibilities

From the Governing Documents

The Owners Association shall maintain, repair, and replace the landscaping and other flora within the yards of each Lot within any Attached Single-Family Neighborhoods designated by the Owner's Association as the "base landscaping". In the event the Owner or someone other than the Owner's Association makes upgrades or alterations are made to the base landscaping, the Owner of the Lot shall bear all expenses including irrigation and maintenance of such additional landscaping and all replacement costs. The Owner's Association shall also maintain, repair and replace the exteriors (excluding all windows and doors) and roofs of all residences in the Attached Single-Family Neighborhoods. Each Owner shall maintain, repair and replace heating and air conditioning equipment and other utility facilities and improvements serving their residence exclusively. All costs associated with such maintenance, repair and replacement and borne by the Owner's Association shall be a Neighborhood Expense assessed as a Neighborhood Assessment against the Lots within the designated Neighborhood(s). The Owners Association's obligations pursuant to this subsection shall commence as to each Lot on the later of: (i) the date on which the Owners Association is notified in writing that a certificate of occupancy has been issued for a dwelling on such Lot; or (ii) the date on which such Lot has been conveyed to a Person other than a Builder. Owners of Lots in Attached Single-Family Neighborhoods shall carry property insurance on all insurable improvements on such Lots and the Owner's Association shall have no obligation as to repair or replacement of exterior or roof of residence or landscaping damaged by fire, flood, windstorm or other casualty loss.

The Owner's Association shall maintain, repair, and replace the landscaping and other flora within the yards of each Lot within any Village Home Neighborhoods designated by Owner's Association as the "base landscaping". In the event any upgrades or alterations are made to the base landscaping, the Owner of the Lot shall bear all expenses including irrigation and maintenance of such additional landscaping and all replacement costs. All costs associated with such maintenance shall be a Neighborhood Expense assessed as a Neighborhood Assessment against the Lots within the designated Neighborhood(s). The Owner's association's obligations pursuant to this subsection shall commence as to each Lot on the later of: (i) the date on which the Owner's Association is notified in writing that a certificate of occupancy has been issued for a dwelling on such Lot; or (ii) the date on which such Lot has been conveyed to a person other than a Builder. Owners of Lots in Village Home Neighborhoods shall carry property insurance obligation as to repair of replacement of landscaping damaged by fire, flood, windstorm or other casualty loss. A "Village Home Neighborhood" is a Neighborhood containing Lots on an alley. The initial Village Home Neighborhood in Phase 1 of Patrick Square consists of Lots 1-24 and 55-65.

In such event that the Owners Association fails to properly perform its maintenance responsibilities hereunder and to comply with the Community- Wide Standard, the Declarant may, upon not less than ten (10) days' notice and opportunity to cure such failure, cause such maintenance to be performed and in such event, shall be entitled to reimbursement from the Owners Association for all costs incurred.

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Owner's Responsibility. Each Owner shall maintain his or her Lot, and all structures, parking areas, sprinkler and irrigation systems, fencing, landscaping and other flora, and other improvements on the Lot in a manner consistent with the Community-Wide Standard and all Governing Documents, unless such maintenance responsibility is otherwise assumed by or assigned to the Owners Association. In addition each Owner must submit any plans for improvement to the Architectural Review Board as outlined in these covenants. Each Owner shall also maintain the driveway, and mailbox, if any, serving his or her Lot and all landscaping located in the right-of-way immediately adjacent to the Owner's Lot. In addition to any other enforcement rights, if an Owner fails to perform properly the Owner's maintenance responsibility, the Owners Association may perform such maintenance responsibilities and assess all costs incurred by the Owners Association plus a ten percent (10%) administration fee against the Lot and the Owner in accordance with Section 8.6. The Owners Association shall afford the Owner reasonable notice of no fewer than fifteen (15) days and an opportunity to cure the problem prior to entry, except when entry is required due to an emergency situation. Entry by the Owners Association or its designee under this Section shall not constitute a trespass.

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Summary of Division of Responsibilities

<u>PSOA</u>	<u>Townhome and Villa Owners</u>
<ul style="list-style-type: none">• Wood on front porch• Front porch Steps• Front Porch Railings• Siding• Roof• Trim boards• Exterior painting• Grass• Front and Side Bushes• Pine Straw• Irrigation• Termite Inspection **** Townhomes only• Gutters and Downspouts	<ul style="list-style-type: none">• Heating and air conditioning units• Windows• Exterior doors• Chimney• Vent pipes• Doorbells• Patios, fencing, pergolas, awnings, and flowers or bushes/trees outside of any fencing on the property• Brick walkways• All exterior lighting• Outdoor faucets and water connections• Driveways• Damage from fire, flood, windstorm, hail, or other casualty loss• Maintaining property insurance for the home including the roof