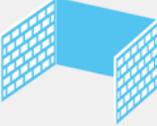




PLANNED COMMUNITY MATRIX

The Cove Homeowners Association 2021 MAINTENANCE CHECKLIST

 <p>Homeowner is responsible for all maintenance of the interior portions of the Unit and termite control. Declaration, Article IX, Section 9.02</p>	<p>TYPE OF ELEMENT Part of Unit/ Lot</p> <table border="1"> <tr> <td>WHO MAINTAINS Owner</td> <td>WHO PAYS Owner*</td> </tr> </table>	WHO MAINTAINS Owner	WHO PAYS Owner*
WHO MAINTAINS Owner	WHO PAYS Owner*		
 <p>All interior fixtures and equipment (including all plumbing and fire sprinklers, electrical wiring and conduits and heating and air conditioning units) installed within a Unit or a Lot. Declaration, Article IX, Section 9.02</p>	<p>TYPE OF ELEMENT Part of Unit/ Lot</p> <table border="1"> <tr> <td>WHO MAINTAINS Owner</td> <td>WHO PAYS Owner</td> </tr> </table>	WHO MAINTAINS Owner	WHO PAYS Owner
WHO MAINTAINS Owner	WHO PAYS Owner		
 <p>Exterior of each Lot (and corresponding Unit) – paint, repair, replacement and care of roofs, gutters, downspouts, exterior building surfaces, sidewalks, driveways and other exterior improvements (excluding glass surfaces). Declaration, Article IX, Section 9.01.</p>	<p>TYPE OF ELEMENT Part of Unit/ Lot</p> <table border="1"> <tr> <td>WHO MAINTAINS Association</td> <td>WHO PAYS Associations</td> </tr> </table>	WHO MAINTAINS Association	WHO PAYS Associations
WHO MAINTAINS Association	WHO PAYS Associations		
 <p>Structural portions of buildings, patios, including interior patio walls and interior building surfaces. Declaration, Article IX, Sections 9.01 & 9.02.</p>	<p>TYPE OF ELEMENT Part of Unit/ Lot</p> <table border="1"> <tr> <td>WHO MAINTAINS Owner</td> <td>WHO PAYS Owner</td> </tr> </table>	WHO MAINTAINS Owner	WHO PAYS Owner
WHO MAINTAINS Owner	WHO PAYS Owner		
 <p>Owners shall maintain the landscaping in rear yards and on patios and balconies, shall at all times be kept in good condition and repair by the Owner thereof. Declaration, Article IX, Sections 9.01 & 9.02</p>	<p>TYPE OF ELEMENT Part of Unit/ Lot</p> <table border="1"> <tr> <td>WHO MAINTAINS Owner</td> <td>WHO PAYS Owner</td> </tr> </table>	WHO MAINTAINS Owner	WHO PAYS Owner
WHO MAINTAINS Owner	WHO PAYS Owner		
 <p>All landscaping on the Lots, if installed by Declarant or Association, in the front yard and unfenced portion of the Lot. Declaration, Article IX, Section 9.01</p>	<p>TYPE OF ELEMENT Part of Lot</p> <table border="1"> <tr> <td>WHO MAINTAINS Association</td> <td>WHO PAYS Association*</td> </tr> </table>	WHO MAINTAINS Association	WHO PAYS Association*
WHO MAINTAINS Association	WHO PAYS Association*		



Maintenance, repair and painting of the roofs and exterior building surfaces of the Unit Residential Units (excluding glass surfaces).
Declaration, Article IX, Section 9.01

TYPE OF ELEMENT
Part of Unit/ Lot

WHO MAINTAINS
Association

WHO PAYS
Association*



Maintenance, repair, and replacement of Common Areas [Tracts D, I, K, M, N, Q through U, W, Y, CC & DD) and all facilities [pool, monuments, etc.), improvements, fixtures and landscaping thereon, including but not limited to driveways and sidewalks located thereon.
Declaration, Article IX, Section 9.01; Article VIII, Section 8.03; Article I, Section VII, Section 7.02(d); Article I, Section 1.12; Plat Map

TYPE OF ELEMENT
Common Area

WHO MAINTAINS
Association

WHO PAYS
Association*



All drainage facilities, paving, curbs and sidewalks installed in Common Area Tracts and any easements and right-of-way of.
Declaration Article VIII, Section 8.03(e), Plat Map.

TYPE OF ELEMENT
Common Areas – right-of-ways, drainage, or other utility easements

WHO MAINTAINS
Association

WHO PAYS
Common Expense

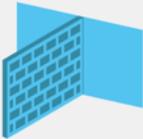


All electrical, water, gas and other utility charges or fees for services furnished to common areas only.
Declaration, Article VII, Section 8.3(h).

TYPE OF ELEMENT
Service

WHO MAINTAINS
Association

WHO PAYS
Common Expense



Walls that are on the dividing line between Lots (ordinary wear and tear)
Declaration, Article X, Section 10.04.

TYPE OF ELEMENT
Party Wall

WHO MAINTAINS
Adjoining Owners

WHO PAYS
**Adjoining Owners
50/50**



Walls that are on the dividing line between Lot and Common Area (ordinary wear and tear).
general laws apply.

TYPE OF ELEMENT
Common Wall

WHO MAINTAINS
Adjoining Owners

WHO PAYS
Split between Owners & Association (50/50)



Party walls or Common walls damaged due to act of an Owner for Owner's family, guests, invitees, or agents).
Declaration, Article X, Section 10.06; general laws apply

TYPE OF ELEMENT
Party/ Common Wall

WHO MAINTAINS
Offending Party

WHO PAYS
Offending Party

** In the event the owner of a Lot fails to maintain a Lot or Unit in a neat and clean condition or fails to maintain the exterior of his Unit in a neat, clean and attractive condition and appearance, the Association has the right, but not the obligation, to make the necessary repairs and seek reimbursement from the Owner, which is secured by the Assessment Lien. Declaration Article VII, Section 7.05.*

***Even though the Association is responsible to maintain common areas, landscaping, and other areas, if the need for maintenance or repair in such areas is caused through the willful act or negligence of an Owner, or a member of his family, or any of his guests, tenants, licensees or agents the cost of such maintenance or repairs shall be paid by the Lot Owner and secured by the Assessment Lien. Declaration, Article 8, Section 8.04.*