

BAY COLONY ASSOCIATION

OWNER'S MAINTENANCE & REPLACEMENT RESPONSIBILITY LIST

Bay Colony is a Planned Development of 108 Town homes. The following are the responsibilities of town homeowners. Please also refer to Article 3.26 of the CC&R's.

INTERIOR MAINTENANCE: All furnishing and improvements up to exterior surfaces of buildings including but not limited to: fixtures, appliances, appurtenances, paint, paper, plaster, panel, tile and ceiling finish; floors, common party perimeter and bearing walls; breakers and breaker boxes; switches; telephone and wiring; ventilation fans; TV cable, TV outlets and interior antennas.

Doors: Interior/exterior doors which include the front and side garage door (except main garage door paint); sliding glass doors (and screens); pushbuttons, chimes, all wiring pertaining to doorbells, transformer; door hardware, garage door frames, hardware lifting mechanisms, interior frame and all components thereto, peepholes, weather stripping (finish and fit).

Ducts: Heating, clothes dryer exhaust, air supply for furnace combustion, air supply for fireplace combustion, stove exhaust.

Electrical: All wiring within walls, including doorbell wire and antenna wire.

Fireplace: Firebox, doors, screens, dampers, grates, blowers, and flue cleaning.

Flues: Furnace, fireplace, hot water duct.

Furnaces: Furnace and thermostats and all vents/wires/piping thereto.

Lights: Interior lights including bulbs and all wiring. Replacement of exterior light bulbs.

Plumbing: Sinks, tubs, showers, toilets, water heaters, faucets (includes exterior spigots & association piping); hose bibs, valves, drains and traps not in the wall, conduits, underground pipes, vaults. All plumbing within walls or foundation, water lines, gas lines and cleanouts, vent stacks.

Vent Pipe: All vents from sanitary drains to roof outlets.

Windows: All exterior and interior glass, glazing and hardware, includes sliding glass doors and skylights.

EXTERIOR MAINTENANCE:

Docks: Private lagoon lot docks and associated improvements.

Entryways: Driveways, porches, front door stoops, landings, exterior stairs and railings.

Fences: All fencing on lots except Association boundary fencing.

Hardscape: Improvements including floors or decks located within a balcony, patio and garage, except balcony or patio railings.

Landscape: Rear or side-yard landscape, including groundcover, shrubs and trees.

The Association is responsible for all exterior surfaces of the residential dwellings except those elements that are the responsibility of the owner. The following is pursuant to Article 4.9 of the CC&R's.

Commonly Maintained Areas:

Balconies & railings (developer installed).

Caulking, sealing, and painting of exterior.

Exterior surfaces of wall-mounted utility closets (doors).

Boundary Fences.

Gutters & Downspouts.

Exterior Light Fixtures.

Street Lighting

Mail boxes and posts, including painting.

Roofs.

Roof vents, exterior elements of chimneys, spark arresters, vent covers.

Siding and triune

Signs.

Park railing & wood dock.

Concrete Wall repairs.

Wood retaining wall.

Landscaping and irrigation between boundary fences and curbs of the following adjacent public streets: Aughinbaugh Way, Bay Edge Road.

Landscaping and irrigation between curbs of private streets and residential dwellings.

Sidewalks along private streets and the front walkways leading to homes.

Private asphalt streets and curbs.