

PINEHURST TRACE  
HOMEOWNERS ASSOCIATION

Maintenance and Repair Guide

As noted in Section 9 – Pinehurst Trace Protective Covenants, Conditions and  
Restrictions

Maintenance of Lawns, Lots, Buildings and Common Areas

*The Association shall be responsible for the following to be paid for by monthly dues collected from all owners of Residential Units and Lots:*

*On Common Areas:*

*Repair, replacement, maintenance and other improvements placed in the Subdivision in common areas (such as Clubhouse, pool, tennis/pickle ball court, entrance, and any land or Lots owned by the Association).*

*On Numbered Residential Units:*

*Maintenance of lawns and shrubbery on all Lots where residences are built and on common areas within the Subdivision.*

*Exterior maintenance upon each residence to include the following:*

*Roof repair for issues such as missing shingles and leaks.*

*Replace roofs on an as-needed basis as determined by Management and approved by the Board of Directors.*

*Repair or paint wood or other appropriate exterior building surfaces.*

*Subject to the foregoing, each owner of a residence within the Subdivision shall be responsible for the following: maintain and repair such residence, at his/her own expense, in such a manner as to assure that the exterior appearance of the residence is consistent with the standards of appearance and quality established by these Covenants and the Architectural Committee. This would include, but not be limited to, repair and/or replacement of deteriorating driveways, garage doors, solar tubes, sky lights, outdoor water spigots, broken glass in windows and doors, wooden or composite decks, patios, and wooden or PVC fencing.*

### Responsibility Chart for Pinehurst Trace Homeowners

Listed below are items for which the Association or the individual owner is responsible.

	<u>Association Responsibility</u>	<u>Owner Responsibility</u>
Mailboxes and Posts	ALL	NONE
Drainage on Lots	NONE	ALL
Roof Repairs and Replacement	ALL	NONE
Brick	ALL	NONE
Doors, Soffits, Fascia, Siding (Association paints and washes on schedule)	ALL	NONE
Lawn Main. and Irrigation System Main. and Repair	ALL	NONE
Windows or Screens	NONE	ALL
Gutters, Downspouts (Association cleans on schedule)	NONE	ALL
Driveways (Repairing or Replacing)	NONE	ALL
Fences	NONE	ALL
Skylights (All Makes)	NONE	ALL
Retaining Walls	NONE	ALL
Decks or Patios	NONE	ALL
Exterior Faucets (Water & Sewer)	NONE	ALL
Electrical Service to Residence	NONE	ALL

### Additional Benefits of Monthly Dues

- Power wash and repaint house and driveway on a rotating basis
- Maintain vinyl siding, soffits, fascia board
- Clean roofs, gutters and downspouts of pine straw and debris four times annually
- Replace roof shingles when necessary from normal wear and tear
- Mow and trim lawn when needed and remove cuttings and debris
- Fertilize lawns and shrubs
- Prune shrubs twice a year as needed
- Maintain sprinkler system
- Water lawns and shrubs via sprinkler system (watering schedule and time based on established shrubs and lawns). Perennials, annuals and new plantings may require additional water but that is the resident's responsibility. Irrigation water is not connected to anyone's residential water meter.
- Remove debris (fallen tree limbs, pine cones, leaves, etc.)
- Cut down and remove dead trees as assessed by Management
- Remove dead shrubbery.
- Spray lawn and shrubbery for insects and disease.
- Replenish pine straw in yards once a year

### Items Not Covered

- Replacing dead or dying shrubs or trees
- Replacing driveways or sidewalks, patios, decks, gutter system or garage doors
- Replacing burned-out (outside) light bulbs, lighting systems
- Repair or replacing heat pumps or hot water heaters
- Broken windows or screens
- Damage by owner's negligence and/or damage covered by insured perils
- Homeowner's Insurance
- Home Pest Control

- Damage to home from an act of God, such as lightening or a windstorm (ex. tree falling on home). Call your Insurance Agent.

Important Notes:

- Pet owners should pick up their own pet's droppings daily in their own yard and when walking. Yards where dog waste is present will not be maintained until waste is removed.
- Pinehurst Trace is not responsible for maintenance costs incurred by outside independent contractors hired by resident to do exterior work.
- You may not plant crops or vegetables in your front yard. Vegetable or crop gardens are only permitted in the back yard.
- Outdoor lawn decorations should be reasonable in size and number, so to permit access for regular yard maintenance.
- Temporary outdoor holiday decorations are permitted, but should be removed following the holiday season.