

MAINTENANCE RESPONSIBILITY GUIDELINES
The Villas at Brandywine Bat Association, Inc.

| Maintenance Item | Responsible Party | Comments |
|---|--------------------------|---|
| Party Walls | Owner(s) (Shared) | |
| Berm | Association/BBA | Landscape berm is located between the boundary of The Villas and Brandywine Bay. Villas must maintain the landscaping lying on their side of the property up to the top of the berm. Brandywine Bay Association is responsible from the top down on the other side. |
| Sidewalks | Association | Article 8 (If in Common Area) |
| Parking Areas | Association | |
| Irrigation & Pump House | Association | |
| Lighting-Common Area | Association | |
| Lighting-Limited Common Area | Owner | Any lights located within the balcony areas, i.e. can lights |
| Mail Houses | Association | |
| Landscaping/Common Areas | Association | No plantings done by owners in common areas |
| Fence Around Dumpsters | Association | |
| Landscaping-Private | Association | Landscape care/landscaping within the portion of any lot which is enclosed by a fence, brick garden wall or planting screen, or is otherwise made inaccessible by owner. |
| Exterior Paint | Association | To Include Unit Doors |
| Roofs | Association | |
| Gutters & Downspouts | Association | |
| Exterior Building Surfaces | Association | |
| Brick Garden Walls & Gates | Association | There should be no plantings attached to these walls |
| Glass Surfaces | Owner | |
| Screens & Screen Doors | Owner | |
| Exterior Doors | Owner | |
| Window Fixtures & Other Hardware | Owner | |
| Floor Surfaces of Decks, Balconies or Patios | Owner | |
| Paint Floors of Decks, Balconies or Patios | Owner | |
| Pipes, Wires, Etc. | Owner/ Association | (Sec. 10) Where line enters exterior walls- Owner; line to exterior walls-Association |
| Any Replacements in Conformance with the Original Structure | Owner | An Architectural Request must be made and approved before any exterior work can be done, i.e. window and door replacement |
| Skylights | Owner | |

These guidelines provide generalized information regarding the party responsible for the common maintenance owner responsibility items as of August 2018