

Cedarwood Village Owners Association
Maintenance & Repairs
Reviewed by association attorney, May 2012

Andy Harris, attorney for our association, visited with us at Cedarwood to see issues and questions that needed clarification as to who is responsible for maintenance, repairs and replacement. He went to the courthouse to review all of the various documents for Cedarwood as well as NC General Statutes 47C, which govern condominium law in NC. There will be issues that we will need his guidance with regards to particular situations. These are outlined below for your review and hopefully, will be helpful to all of us and future boards as well. (These are a general guide and the covenants/statutes take precedent over this outline)

<u>Items</u>	<u>Association</u>	<u>Owner</u>
Exterior Painting, Roof Repair/replacement, Guttering and most exterior repairs	X	
<u>Driveways & Sidewalks at Units:</u>		
-Cleaning, Power Washing		X
-Repairs/Replacement	X	
<u>Garage Doors:</u>		
-Replacement of Door (unless you damage the Door; i.e., hit by a car)	X	
-Motors, Track inside the garage – repairs & Replacement		X
-Windows in Garage Door		X
-Exterior Key Pads with Numbers		X
<u>Exterior Fences & Decks:</u>		
-Privacy Fences between the units	X	
-Fences in Front yards	X	
-Fences & Gates in back of units		X
-Concrete Decks & Wood Decks in back of units (Power Washing, Repair & Replacement)		X

Items	Association	Owner
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Pergolas – 6 units have these – 2 of which were constructed by the original contractor. Units 202 and 203 were options put up by the original Contractor.		X
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Windows, Skylights, Doors:

-Windows & Screens – Repair, Maintenance, Replacement including cost of installation & Weather stripping.		x
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-Skylights – Repair, Replacement including cost of Installation.		x
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-Exterior Doors – Repair, Replacement including Cost of installation.		x
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-Painting of Exterior Doors	x	
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-Weather Stripping around doors	x	
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Clubhouse, Pool and all Common Areas	x	
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Heat Pump (HVAC System)		x
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-Copper Refit from Exterior Heat Pump that Goes underground to the inside of the house. Maximum association will pay is \$500.	x	
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Wyatt Laughinghouse, President
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