

RIVERSIDE PLACE HOMEOWNERS ASSOCIATION, INC.
REPAIR RESPONSIBILITY CHECKLIST

Introduction: The following Checklist is based solely upon the terms and restrictions stated in the Declaration of Covenants, Conditions, and Restrictions for Riverside Place Townhomes. If there is a conflict between the provisions of the Declaration and the Bylaws (including previously adopted Rules), the Declaration prevails.

RESPONSIBILITY CHECKLIST

The following responsibility checklist is provided as a quick reference guide differentiating the responsibilities of the Owners and Riverside Place Homeowners Association, Inc (the “Association”). This listing is not intended to be all-inclusive, and the Board of Directors may make additions or changes as necessary. Depending on circumstances of special requirements, the Board of Directors may make exceptions to the responsible party indicated.

<u>DESCRIPTION</u>	<u>ASSOC.</u>	<u>OWNER</u>
Residence (including exterior and roof)		✓
Fences		
Fences surrounding individual Lots		✓
Fence columns, gates, etc. serving a fence enclosure for a Lot		✓
All other fences	✓	
Entry Gate	✓	
Sanitary sewer facilities and drainage facilities		
Individual lines which serve a single Lot		✓
Connecting and shared lines	✓	
Water pipelines, water meters, and related facilities		
Individual lines which serve a single Lot		✓
Connecting and shared lines	✓	
Utilities serving an individual Lot		
Water & Sewer		✓
Meters		✓
Circuit breakers and switch panels		✓
Electrical		✓
Sanitary sewer		✓
Gas and electric power service lines		✓
All utilities serving the Common Facilities	✓	
Landscaping		
Upon the Lot		✓
Common Area/Facilities	✓	

<u>DESCRIPTION</u>	<u>ASSOC.</u>	<u>OWNER</u>
Streets, Sidewalks, Curbs and Driveways	✓	
Insurance		
Common Areas	✓	
Townhome	✓	
Contents and personal property within the residence		✓
Extermination		
Lot		✓
Common Area/Facilities	✓	

RELATED POLICIES

The Association is not responsible for damage caused by rising water resulting from heavy rains or any similar cause.

Any Owner changing the grade around their residence will be solely responsible for any damage incurred by rising water damage due to the change in the flow of the water. The Association will not be held responsible for changes made to the outside perimeter of a Lot by an owner.