

**SOUTHERN VILLAGE HOME OWNERS ASSOCIATION  
AND  
TOWNHOME OWNERS  
SCHEDULE OF MAINTENANCE RESPONSIBILITIES**

**SVHOA RESPONSIBILITY:**

- Maintain all unfenced lawn, landscape and streetscape areas as needed
- Repair, paint, refurbish, replace exterior wood trim every five years.
- Refurbish, maintain or replace all exterior caulking every five years
- Paint exterior doors, shutters, wood and iron railings every five years
- Paint/repair outside fence surfaces parallel to alleys every five to ten years
- Paint and repair hardiboard siding estimated as needed every ten years
- Provide tuck pointing of exterior brick walls and miscellaneous brick maintenance estimated as needed every ten years
- Replace exterior shutters every fifteen to twenty years. Repaint every five
- Replace gutters and downspout systems every twenty to twenty-five years- clean and maintain as needed
- Repair exterior roofs (including leaks around chimneys and vents) as needed
- Replace exterior asphalt shingles on roofs every twenty to twenty-five years
- Provide annual termite inspection and protection

SVHOA responsibility is limited to exterior maintenance, repairs, and replacements resulting from normal aging and exposure. Items not specifically listed above are excluded. Damages or needs resulting from all other sources are the individual owner's responsibility.

**OWNER RESPONSIBILITY:**

- Maintain, repair, repaint, refurbish, replace, or touch up all exterior wood surfaces and caulking as desired or needed in the interim of the SVHOA maintenance scheduled every five years
- Maintain, repair, refurbish, paint or replace all masonry or wood porches, steps, stairs, stoops, inside fence surfaces and privacy fences as desired or needed
- Repair or replace all door jams, frames, thresholds as desired or needed
- Repair or replace all window components including all glass, frames, casements, trims, hardware, caulking and sealants as desired or needed
- Repair, clean or replace all patios, walkways and driveways as desired or needed.
- Maintain or replace all attic/roof fans, ventilation devices including foundation vents and skylights as needed
- Repair or replace all mailboxes, garage doors, exterior light fixtures and other hardware as desired or needed.
- Maintain all private gardens, landscape additions, owner plantings, flowers, additional fences, trellises, masonry walls and any other owner installed decorative pieces
- Repair or replace all exterior area items damaged from sources such as owner negligence, willful destruction or hazardous loses