

<b>Franklin Grove</b>	<b>Homeowner</b>	<b>HOA</b>
<b>Alleys</b>		<b>X</b>
<b>Brick patio walls</b>		<b>X</b>
<b>Brick steps</b>		<b>X</b>
<b>Crawl space doors</b>	<b>X</b>	
<b>Door bells, buzzers, knobs &amp; locks</b>	<b>X</b>	
<b>Door frame &amp; sill</b>	<b>X</b>	
<b>Door knobs, etc</b>	<b>X</b>	
<b>Driveway- Structural- Repair</b>		<b>X</b>
<b>Exterior building surfaces</b>		<b>X</b>
<b>Exterior doors, painting</b>		<b>X</b>
<b>Exterior doors, replacement</b>	<b>X</b>	
<b>Exterior handrails</b>		<b>X</b>
<b>Exterior hose bibs</b>	<b>X</b>	
<b>Exterior house number</b>		<b>X</b>
<b>Exterior light posts &amp; fixtures (common area)</b>		<b>X</b>
<b>Exterior lightbulbs (common area only)</b>		<b>X</b>
<b>Exterior lighting</b>	<b>X</b>	
<b>Exterior siding &amp; trim</b>		<b>X</b>
<b>Exterior water &amp; sanitation lines (common areas only)</b>		<b>X</b>
<b>Exterior water &amp; sanitation lines (located within a lot)</b>	<b>X</b>	
<b>Garage doors, painting</b>		<b>X</b>
<b>Garage doors, replacement</b>	<b>X</b>	
<b>Glass doors</b>	<b>X</b>	
<b>Gutters, downspouts, splash blocks</b>		<b>X</b>
<b>Heating/AC Unit</b>	<b>X</b>	
<b>Mailboxes</b>		<b>X</b>
<b>Paint of siding, trim, roof vents</b>		<b>X</b>
<b>Plumbing</b>	<b>X</b>	
<b>Replacing original gates</b>		<b>X</b>
<b>Roof exhaust fan, vents, and seals</b>		<b>X</b>
<b>Roofs, shingles, porch &amp; garage roof</b>		<b>X</b>
<b>Sidewalks</b>		<b>X</b>
<b>Termite protection</b>		<b>X</b>
<b>Trees, shrubs, grass (front/side on corner lots)</b>		<b>X</b>
<b>Weather stripping</b>	<b>X</b>	
<b>Window screens &amp; screen doors</b>	<b>X</b>	
<b>Windows &amp; window fixtures (trim)</b>	<b>X</b>	
<b>Windows replace</b>	<b>X</b>	

**These guidelines provided generalized information regarding the party responsible for common maintenance items. Specific circumstances of an event could change basic responsibilities. Further, in the event of any conflict, the provisions of the Declaration of Covenants, Conditions and Restrictions will control. These guidelines are not intended to establish any repair or maintenance obligation by the Association that does not otherwise exist under the Declaration.**