

PINEBROOK HOMEOWNER'S ASSOCIATION

Maintenance Responsibility List

The following is a list of maintenance items on your property covered by the monthly dues.

1. Roof repairs or replacement as needed from normal wear
2. Gutter repairs or replacement as needed from normal wear
3. Roof and gutter cleaning 3 times a year
4. Moss treatment on roofs 2 times a year
5. Exterior painting only on a 14-year rotation after an inspection confirming a need to paint
6. Landscape maintenance
7. Irrigation of the lawn area
8. Trimming of trees to remove dangerous broken branches and branches dangerous to the maintenance crews.

The following is a list not covered by the Association

1. Exterior siding
2. Concrete walks and driveways
3. Maintenance or removal of trees not covered above
4. Landscape plantings
5. Domestic water pipes
6. Any glass surfaces
7. Painting of decks, railings or privacy screen
8. Weeding of planting beds

NOTE: Any damage to your property caused by extreme weather conditions is the homeowner's responsibility

As of January 2023