

LONE STAR RANCH HOMEOWNERS ASSOCIATION, INC.

EXTERIOR TOWNHOME MAINTENANCE RESPONSIBILITIES

CATEGORY	ASSOCIATION RESPONSIBILITY	INDIVIDUAL UNIT OWNER RESPONSIBILITY
Grounds Maintenance	Mowing, blowing, edging, and weeding Fertilization, insect, weed and disease control Irrigation repairs and maintenance Trimming and replacement of trees, shrubs and landscaped areas Replacement of dead sod, shrubbery and trees as needed; mulch	Maintenance of any landscaping within a fully enclosed patio
Gutters	Removal of debris from gutters one to two times per year Replacement of gutters on entire building every 20 years**	Any repairs of gutters necessary other than Association complete replacement**
Painting	Exterior repaint and pressure wash of townhome buildings every six years or as deemed necessary by the Board of Directors	Inspect and repair all cracks or peeling paint between complete repaints Inspect and repair all cracks in texture surfaces Pressure washing of unit in between complete repaints
Vinyl Exterior	Replacement of vinyl on entire building every 12-15 years**	Any vinyl repairs other than a complete replacement every 12-15 years**
Roofing	Replacement of all shingles on a residential building every 15-20 years	Any roof repairs other than a complete replacement every 15-20 years
Utilities	Repair, replacement and maintenance located under each lot, which includes electric, water and sewer lines or pipes, fire hydrants, wells, lift stations, pumping stations, building sewage disposal plants Replacement of electric panels at the end of each building**	If individually metered: all plumbing repairs from the meter to the inside of the unit.
Other Building Maintenance	None	Repair and replacement of glass surfaces* Repair and replacement of exterior doors* Repair and replacement of exterior coach lights* Removal of algae, mildew and stains Repair and replacement from any fire, wind, flood, tornado, hurricane Repair and maintenance of exterior caulking for doors, windows & vents Maintenance of individual walkways to each unit Repair and replacement of screen enclosures

Exterior Pest Control	Monthly exterminating service	Exterminating services inside the unit
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Termite Protection	Annual warranty renewed by Association for subteranean termites	Drywood termite damage to be paid for by all owners within each Building
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* Owner to notify HOA prior to commencing any work.

** These items were added by the Board of Directors pursuant to a reserve study completed in 2009

REVISED OCTOBER 21, 2009

Note: Association also maintains all common areas such as gated entry; mail kiosk building; trash sheds; community pool and equipment; sidewalks and streets

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EXTERIOR TOWNHOME ITEMS - ARCHITECTURAL APPROVAL

Examples of Items Requiring Architectural Approval:

Hurricane Shutters
Landscape Lighting
Pavers on Front Door Step (one style/design/color offered by Builder)
Pavers on Rear Patio Porch (if can be seen from street must be same as front)
Replacement of Front Door (three styles/designs/colors offered by Builder)
Repair of Gutters, Aluminum or vinyl siding and soffit
Satellite Dishes (preferably on rear of building)
Screen Enclosures (one style/design/color offered by Builder)
Water Softener Units (one approved design by Builder)
Yard Art (pottery, flags, misc. decorations)

Items That May Be Kept on Rear Porches Not Requiring ARC Approval

Bar-b-que Grills with small propane tanks
Bikes
Patio Furniture
Plants

Items that are Prohibited:

Additional Landscaping of Any Kind
Antennas
Awnings/Shutters (other than Hurricane)
Basketball Goals
Carports
Clothes Lines
Fencing or walls of any kind
Fountains
Landscape Curbing
Mailboxes (individual)
Playground Equipment
Removal of any Landscaping Installed by the HOA
Repainting of exterior of home or door (this is done by Association)
Screen Doors Over Front Door
Signs of Any Kind Except One For Sale Sign
Solar Panels
Swimming Pools and/or Hot Tubs
Utility Buildings/Sheds
Window A/C Units