

FISHHOOK LANE CLUSTER ASSOCIATION, INC. MAINTENANCE AND OTHER RESPONSIBILITIES

1. WHOA RESPONSIBILITIES:

- a. General security of Fishhook Lane
- b. Removing snow from street and common parking spaces
- c. Repairing and paving roads and common parking spaces

2. CLUSTER ASSOCIATION RESPONSIBILITIES:

- a. Painting exterior of buildings and doors, excluding storm doors, about every 7-8 years
- b. Replacing roofs about every 40-50 years (50-year shingles installed starting in 2007)
- c. Maintaining tennis court
- d. Maintaining sidewalks in common area (excluding snow removal) and streetlights
- e. Landscaping and maintaining common areas, including mowing, mulching, weeding, fertilizing, planting and replacing dead shrubs and trees
- f. Trimming, pruning, mulching and fertilizing original plantings on homeowner lots
- g. Cleaning gutters and down spouts twice each year (late spring and late fall)
- h. Maintaining general liability insurance on common areas
- i. Raking leaves in common areas in spring and fall

3. INDIVIDUAL HOMEOWNER RESPONSIBILITIES:

- a. Painting and repainting storm doors
- b. Repairing roof, unless done to all roofs on the same building at the same time
- c. Chimney sweeping
- d. Removing snow from driveway and sidewalk between common sidewalk and front door
- e. Cleaning, repairing and maintaining windows and skylight glass
- f. Replacing exterior light bulbs
- g. Removing bees and bird nests
- h. Maintaining and repairing decks and balconies on homeowner lots
- i. Maintaining sidewalks and driveways from common sidewalk to garage or front door
- j. Raking leaves on homeowner lots if needed beyond that described in 2.i. above
- k. Maintaining homeowner insurance on homeowner's villa
- l. Maintaining and repairing gutters and down spouts, and cleaning if needed more than the twice a year work described in 2.g. above
- m. Landscaping, regrading, over seeding, top dressing and maintaining homeowner lot, other than that described in 2.f. above
- n. Repair and replace bad siding and trim (FLCA only responsible for repainting)
- o. Repairing and maintaining flashing, chimney caps, exterior vents (plumbing and dryer), caulking and nail pops

Some of the items identified in parts 2 and 3 above may be covered by PVP under warranty, if reported within the warranty period. This list is not intended to be a complete statement of all maintenance and repair responsibilities. For reference see **Fishhook Lane Supplement to Woods Public Offering Statement, sections 2, 4E, 4T and 16.**