

Whispering Pines Homeowners Association of Jacksonville, Inc.

## Exterior Maintenance Policy

*The Exterior Maintenance Policy has been revised in its entirety as of November 24, 2008, to provide clarity in the area of responsibility of both the Association and the homeowners of Whispering Pines.*

The Association will provide exterior maintenance in accordance with the Declaration of Covenants, Restrictions, Conditions and Easements for Whispering Pines on an as required and funds permitting basis. The Association will maintain the following items if originally installed when the Living Unit was built and if not deemed the responsibility of the Owner:

- Roofs – Repair and replacement
- Skylights
- Chimneys
- Exterior surfaces (siding, stucco, coquina, etc.)
- Garage door surfaces
- Front doors and storage/laundry room doors
- Tree trimming
- Shrubbery trimming
- Grass mowing, edging
- Walkways and Parking Pads

Individual owners will be responsible for repairs/maintenance to other exterior parts of their Living Unit and in the case of negligence, accidental damage, damage caused by installation/removal of attachments to the structure.

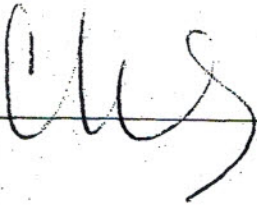
- Damage caused by any individual or which would normally be covered by homeowners insurance to include storm, fire, acts of nature or other such casualty
- Damage caused by neglect, abuse or misuse
- Damage caused by installation/removal of any attachment to the Living Unit or lot
- After construction changes to the unit, i.e., skylights, screen patios, etc.
- Exterior hose bibs, electrical receptacles, light fixtures, bulbs, doorbells, etc.
- Window fixtures, glass surfaces, or window, door and patio screens
- Add-on enclosed or screened patios that are not part of the original roof structure
- Owner installed fences, posts and gates
- Replacement of house numbers
- Repair/replacement of gates and locks
- Cleaning (pressure/power washing) of home, parking pad, walkways, etc.
- Tree Removal

- Shrubs (removal and addition)
- Flower bed maintenance and weed control
- Grass fertilization, weed control, irrigation and replacement
- Cleaning of debris from roofs

Upon failure of the Owner to implement required repairs after written notice by the Association of not less than thirty (30) days, the Association shall have the right to make such repairs and levy a Special Assessment. The owner shall have thirty (30) days to pay the Special Assessment. Failure of the owner to pay any Special Assessment shall constitute a lien on the property. In addition an Administrative Fee will be charged, in compliance with the Florida Statutes at a rate of 10 per cent (10%) with a minimum of \$25.00 and a maximum of \$100.00.

Approved:

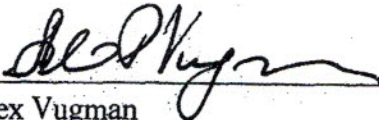
Carl Cline  
President



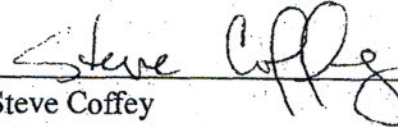
Freddie Shugrue  
Vice President



Alex Vugman  
Secretary/Treasurer



Steve Coffey  
Director



Angela Worrock  
Director

