

HAMPTON HALL CARRIAGE HOMEOWNER'S ASSOCIATION, INC.

Maintenance and Service Responsibility Chart

The following matrix is a brief guideline to understanding the community's maintenance and service responsibilities. Reference to the governing documents of record is recommended for a full and complete description of the applicable obligations. When a particular section of the governing documents is cited herein, it refers to the Supplemental Declaration of Covenants and Restrictions for Carriage Homes at Hampton Hall, recorded in the Office of the Register of Deeds for Beaufort County, in Book 1947, at pages 2335-2352 ("Covenants"), a copy of which is available on-line at www.bcgov.net.

Maintenance

Buildings, Etc. (Exterior Wall Surfaces, Trim, Soffits, Fascia, exterior building surfaces)	Owner: responsible for repairs to improvements installed by Owner as approved by the ARB and any areas of the building obstructed as a result of said installation, and other exterior repairs necessitated by casualty, negligence, misuse or neglect by Owner, invitees, guests, family etc. 4.5.
	Association: General maintenance, as determined by the Board of Directors and provided for they the HHCHOA includes (including pressure washing/cleaning), repair, replacement and painting/staining as needed of soffits, fascias, trim, exterior building surfaces including open patios, stairs, and privacy walls. (Note: if a patio has been enclosed as a screened porch, it shall be the Owner's obligation to maintain the porch as described).
Lights-Exterior	Owner: responsible for all exterior lighting fixtures (except exterior post lights installed by the Developer) and all light bulb, electricity or gas costs 4.1.
	Association: none, however, the Association may elect (in its sole discretion) to make such repairs and assess the Owner(s) accordingly.
Doors and Windows Including Garage Doors	Owner: all maintenance, repair and replacement of doors and windows, including caulking, glass, door and window screens and hardware.
	Association: none, however, the Association may elect (in its sole discretion) to make such repairs and assess the Owner(s) accordingly.
Gutters and Downspouts	Owner: responsible for underground repairs and repairs necessitated by casualty, negligence, misuse or neglect by Owner, invitees, guests, and family etc. 4.5.
Gutters and Downspouts (Cont.)	Association: general maintenance (including pressure washing/cleaning), repair, replacement and painting/staining. 4.1.

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Screened Porch/Hot Tub (if any)	Owner: responsible for all screen enclosures, as well as any approved improvements located within said enclosures, as well as any approved hot tub.
	Association: none, however, the Association may elect (in its sole discretion) to make such repairs and assess the Owner(s) accordingly.
Roof	Owner: responsible for repairs necessitated by casualty, negligence, misuse, actions or neglect by Owner (including any repairs necessitated by the installation of satellite dish or other equipment), invitees, guests, family etc. 3.5. The Association may elect to make repairs in the event of casualty related damage under 3.5 but is not required to do so. Immediate reference to this section is recommended in the event of a casualty event, as it fully described the responsibilities of the Owner for mitigation of damages.
	Association: responsible for repairs of water leaks or other damage to the roof not caused by the events listed under Owner Responsibility (NB: the owner is responsible for any water damage done to the interior of the building). The Association will be responsible for routine maintenance of the roof, including repairing or replacement of the entire roof when it has reached the end of its normal life span ("useful life"), or if full replacement is more cost-effective than making a partial repair or replacement. Routine maintenance shall include power washing the exterior of the building.
Fences	Owner: all maintenance, repair and replacement of fences if installed by anyone other than the Developer.
	Association: all maintenance, repair and replacement of original installation by the Developer.
Mailbox	Owner: responsible for repairs necessitated by casualty, negligence, misuse or neglect by Owner, invitees, guests, and family etc. 4.5.
	Association: general maintenance (including pressure washing/cleaning}, repair, replacement and painting/staining. 4.1.
Landscaping/ Hardscapes	Owner: responsible to assure that grounds are free and clear of obstructions; responsible for any plantings other than those installed and designed by the Developer as well as plants replaced as a result of damage from Association construction; Responsible to maintain grass areas inside of an enclosure and/or inaccessible to the association's landscaping contractor's equipment, as approved in their contract; responsible for repairs necessitated by casualty,

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	negligence, misuse or neglect by the Owner, guests or invitees. The owners are responsible for removal and/or replacement of all bushes, plantings and trees, which can be done at their discretion. It is recommended that Owners check with the Hampton Hall Architectural Review Board (ARB) and the association to assure removal is in compliance with the ARB guidelines 2.4.4 (2024). The replacement of hardscape including sidewalks patios, and driveways shall be an owner expense and must be approved by the ARB and the Association in accordance with the respective guidelines.
Landscaping/ Hardscapes (Cont.)	Association: responsible for maintaining as installed and designed by Developer, or replaced as a result of Association construction damage: the trees, shrubs, grass, walks and other landscaping features and hardscapes (driveways and walkways per the ARB approved landscaping plan). Such maintenance of the hardscape shall consist of power-washing hardscape and general maintenance of the landscaping. The irrigation system and its component parts shall be maintained by the Association, repaired, and replaced as determined by the Board. The water used for the system is paid for by the Association. The Association, while authorized, is not required, to replace the hardscape and/or trees and plantings and in accordance with the CC&Rs. Such replacement is considered the owner's responsibility.

THE ASSOCIATION DOES NOT HAVE ANY DUTY TO MAINTAIN OR REPAIR ANY PORTION OF THE INTERIOR OF ANY RESIDENCE, OR TO CURE CONSTRUCTION AND DESIGN DEFECTS (IF ANY) CAUSED BY THE DEVELOPER, ITS AGENTS OR SUBCONTRACTORS. REFERENCE SHOULD BE MADE TO YOUR CARRIAGE HOME WARRANTY FOR THE REPAIR OR CORRECTION OF DEFECTS IN DESIGN OR CONSTRUCTION.

If the Association undertakes repairs, either on its own initiative or at the request of an Owner, and it shall be determined that such work is outside the scope of its responsibility, either due to: a construction defect (the repair of which falls outside of regular maintenance); damage caused by the Owner, or other responsible party; or an event of casualty for which an Owner is responsible, the Association may assess the costs of repairs to the respective Owner(s).

Any repairs to the roof and exterior of the home made by an owner must be completed by a licensed builder. Any repair or replacement of a roof with materials or style different from those originally approved must first be approved in accordance with the Architectural Review provisions of the General Covenants. Such repair shall in no way adversely affect the structural integrity of the roof.

Revised and Approved By:

The Hampton Hall Carriage Homeowners Board of Directors

June 2, 2025