

**HEDINGHAM COMMUNITY ASSOCIATION  
TOWNHOME EXTERIOR MAINTENANCE  
AGREEMENT SUMMARY SHEET**

*Hedingham Community Association agrees to provide the following Townhome Exterior Maintenance Services (based on damages which occurs as a result of normal wear and tear)*

- Monitor the Exterior of the Units and take reasonable actions to safeguard against rotten wood, or roof leaks, which are a direct result of normal wear and tear
- To the extent not otherwise covered by any insurance agreement(s), repair damage (including damage caused by errant golf balls) to the siding or the Exterior of the Units resulting in breaks in the siding structure.
- Caulk the Exterior of the units where two different materials meet.
- Power-wash of the Units; power wash any screened-in porches, decks or patios.
- Repaint all wood on the Exterior of the Units and apply a clear stain/water protectant chemical to all “decks”.
- Inspect the units for maintenance issues once every year.
- Replace flood light bulbs.
- Replace, refurbish and maintain mailboxes, mailbox posts and mailbox numbers.
- Clean gutters once between January and April of each year.
- Reinstall any shutters that have fallen down or that are loose.
- Repair (not replace) non-functioning gutters.

*Hedingham Community Association is not required to repair any damage which occurs:*

- As negligent, reckless, intentional, criminal ,or malicious act by individuals
- To the interior of any units.
- To any fence except any original, builder-installed privacy fences.
- To any foundation, brick, block or wood walls and the unit interiors.
- To any window, except as a result of contractor negligence and/or golf balls.
- To any sidewalk, walkway, parking pad, or other similar feature.

**HEDINGHAM COMMUNITY ASSOCIATION  
TOWNHOME LANDSCAPE MAINTENANCE  
CONTRACT SUMMARY**

*HCA agrees to provide the following Townhome Landscape Maintenance Services:*

- Mow turf on a regular weekly schedule dependent on weather conditions.
- Edge all accessible sidewalks and curbs with appropriate edging equipment.
- Remove trash and debris from turf areas.
- Fertilize the turf areas.
- Treat all turf areas for broadleaf weeds and crab grass.
- Aerate the turf areas on an annual basis in May or June.
- Seed turf areas with Bermuda grass in June.
- As needed, remove weeds from the original ornamental plant beds.
- Prune and/or shear on a reasonable basis most trees, shrubs and ground covers.
- Fertilize with a slow-release formula all trees and shrubs.
- Spread pine straw a minimum of two inches in depth around trees and in ornamental plant beds except in those plant beds where Unit Owners have placed mulch.
- Remove fallen leaves from turf areas and plant beds.
- On a reasonable basis as needed, remove (not replace) dead shrubs.

*FSC is not required to provide the following Townhome Landscape Maintenance Services as a result of:*

- Any negligent, reckless, intentional, criminal ,or malicious act by individuals
- Any “Act of God” – which is defined as *an event in nature with no reasonable warning of the event, including but not limited to hurricanes, tornadoes, and tropical storms.*