

**STRATHMORE GATE EAST AT LAKE ST. GEORGE HOMEOWNERS'  
ASSOCIATION, INC.**

**EXTERIOR BUILDING ISSUES GUIDELINES**

1. Unit owners are responsible for all repairs to the exterior of their unit. This includes the stucco on the exterior walls of their unit as well as all portions of their privacy walls with the exceptions as stated by Article V, Section 2 of the Association governing documents. The Association is responsible to either paint or provide paint for the area being repaired. Unit owners require approval from the Association prior to completing any exterior wall repairs or replacement. The Architectural Control Form is required to request approval.
2. Once the Association has approved the Architectural Control Form request, the homeowner may proceed with necessary repairs or replacement.
3. It is the unit owner's responsibility for any repair or replacement requested that the exterior area being repaired be the same as the remaining structure to keep continuity within our community as stated in our documents.

AMENDED AND RESTATED DECLARATION OF RESTRICTIONS  
FOR  
STRATHMORE GATE-EAST AT LAKE ST. GEORGE

MAINTENANCE OBLIGATION OF ASSOCIATION

ARTICLE V, Section 2. Dwellings and Lots. The Association shall at all times maintain the finished exterior surfaces of the dwelling, which maintenance shall constitute painting of the stucco, and repair and replacement of roof shingles only. Further, the Association shall maintain, repair and replace exterior light globes, all landscaped portions of the Lots and the sprinkler system and walkways on each Lot, provided, however, as to the area on a Lot, adjacent to a dwelling, which is fenced-in as a privacy area, the maintenance obligation shall be the responsibility of the Owner of such Lot, not the responsibility of the Association.

MAINTENANCE OBLIGATION OF LOT OWNERS

ARTICLE VI, Section 1. Owner's Responsibility. Lot Owners are responsible for the cleaning, repair, maintenance, and/or replacement, at their expense, for all portions of the dwelling and other improvements constructed on their Lots which are not to be maintained by the Association as set forth in Article V herein above. Such maintenance shall include the interior of the dwelling, including but not limited to, all doors, windows, glass, screens, electric panels, electric wiring, electric outlets and fixtures, exterior lights, heaters, hot water heaters, refrigerators, dishwashers and other appliances, drains, plumbing fixtures and connections and all air conditioning equipment. Further, Owners shall maintain, at their expense, the privacy walls, patio fences, gutters, roofs and all structural, electrical, mechanical and plumbing elements thereof, (excluding only the maintenance obligations of the Association as set forth in Article V above, and the repair and replacement of the roof system in the event of an insurable loss as set forth in Article XIII below). Owners are strictly prohibited from performing any maintenance duties of the Association without prior consent from the Board of Directors.