

## **Maintenance Committee Responsibilities**

The Maintenance Committee is responsible for the following:

1. SIGNS In general, keep the number of road signs within Townhouses IV to a minimum.
  - Street Signs: Maintain in good appearance and condition, repair or replace as necessary.
  - Traffic and Road Signs: Install only as approved by the Board. Ensure signs remain in good condition.
  - Private Signs: Ensure that any sign on private property conforms to Deed Restrictions.
2. ROADS Develop 5, 10, and 15 year maintenance plans to ensure that adequate funds are available for future repairs and replacement of Association roads.
  - Inspect roads periodically. When needed, obtain estimates, and recommend needed road repairs to the Board. Negotiate contracts as approved by the Board. Monitor and inspect ongoing work to insure work meets specifications. Approve work prior to final payment.
  - Monitor water drainage from roads. When necessary, obtain estimates and make recommendations to the Board for corrective action.
  - Place safety cones to mark damaged areas.
  - Monitor traffic by heavy construction vehicles to prevent or minimize damage to Association roads.
3. LIGHTING AND SENSORS The Lighting and Sensors subcommittee shall ensure that all street lamps are illuminated after dark. Specific responsibilities are as follows:
  - The subcommittee shall replace bulbs, sensors, and glass panes as required.
  - Homeowners shall ensure that power is maintained to the lamp post at all times, and shall keep the lamp post accessible for repairs and replacement of the bulb and sensors.