



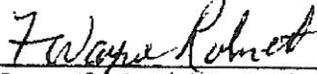
4. **BACKYARD:** all landscape and lawn maintenance for the backyard or side yard shall be the responsibility of the homeowner. This includes drains which are added for the purpose of eliminating flooding in the yard.
5. **COURTYARDS:** this is considered to be the area in the front of houses, which lies behind any decorative fence: wooden, iron, stucco or lattice. This area shall be the responsibility of the homeowner with the exception of repairs to the Association sprinkler risers which may have been placed there. All repairs to this area concerning landscape, patio stones, decorative tile or rock or mailboxes shall be the responsibility of the homeowner. If repair is necessitated by an exterior wall, original roof extension, beam or the decorative fence itself, those shall be the responsibility of the Association providing that the repair has not been made necessary due to willful or negligent acts of the owner, his family, invitees and guests or tenants.
6. **DOORS:** this means any door which faces to the outside: front doors, storage room doors, patio doors. All repair and maintenance of exterior doors shall be the responsibility of the homeowner. Many homeowners have opted for more decorative doors than the original, and numerous homes have had storm doors added. Doors are one of the few ways that a homeowner can express himself with outside painting or changes.
7. **DOWNSPOUTS/GUTTERS:** while downspouts and gutters are mentioned in the Covenants, no downspouts or gutters were included when the buildings were constructed. If a homeowner wishes to add downspouts and gutters, he or she may; however, they will be considered ADDITIONS, and they will not be repaired or replaced by the Association. Please note: if poor installation of said downspouts and gutters results in damage to the exterior walls of the building, these repairs will be the responsibility of the homeowner.
8. **FIREPLACES AND CHIMNEY:** the homeowner is responsible for the maintenance of the fireplace and chimney of his home. This means the inside of the chimney and flue and the inside of the fireplace itself. Because fires can be started in a chimney which has not been properly maintained, it is recommended that homes with fireplaces have a complete check of the chimney and flue, and are cleaned yearly. The Association only does repairs on the exterior surfaces of the chimney. Any other repairs are the responsibility of the homeowner, including the metal mesh animal guard at the top of the chimney. The maintenance of the metal top of the chimney is important because it is the sole way of keeping out animals and birds, and of keeping large, live embers from flying from the chimney to the top of your house or others and causing fires.
9. **ELECTRICAL:** no electrical fixtures or electrical connections shall be repaired by the Association. This includes outside address lamps but does not include the Association sprinkler connections.
10. **FOUNDATIONS:** this means any repair to the foundation of the home including the patio and carport which are extensions of the foundation. Driveways and sidewalks have been repaired in the past by the Association, the cost of which was very expensive. Due to the soil on which our homes are built, most repairs have not lasted.
11. **GLASS AND GLASS SURFACES:** this means any window, window frame, window screen, patio door, door screen or rack. All windows and glass surfaces shall be the responsibility of the homeowner. Again, many homeowners have opted for the replacement windows for greater energy efficiency, or for storm windows or solar screens.
12. **INSECTS:** this means any insects such as termites which do damage to the building itself, or any infestation of insects such as roaches or ants. (Lawn pests will be exterminated by the Association in front yards and on the Association shrubs and trees.) This also includes any infestations of rodents or other animal pests. Both the extermination of the pests and the resulting damage shall be the responsibility of the homeowner.

13. **INTERIOR:** this means that the interior of the home is the total responsibility of the homeowner. No interior repairs will be made by the Association no matter what their
14. **PLUMBING:** All such pipes or lines which bring water into the house or remove sewage from the house. This does not include plumbing necessitated by the repair of the sprinkler systems which belong to the Association. It does, however, include the outside water faucets and the lines running to them. If, in the event of a leak, and it is not known whether it is a sprinkler or water faucet, and if the homeowner requests repairs, and the leak is determined to be from the faucet, then the homeowner will be billed for the service call.
15. **TELEVISION ANTENNA AND SATELLITE DISHES:** Any problems or damage to the house caused, either directly or indirectly, by television antenna and satellite dish installations or their existence will be at the sole expense of the homeowner. When the house has vinyl siding installed, any additional expense due to the antenna or dish installation will be the responsibility of the homeowner. Please note that any attachment to the vinyl siding will void the Association's warranty, and, therefore, any costs attributed, either directly or indirectly, to such attachment will be at the sole expense of the homeowner.
16. **WIND TURBINES:** This means those turbines which are on the roofs of some of the homes in the neighborhood. All replacements and repairs will be the responsibility of the homeowner, whether or not the turbine was installed at the time of the building of the house. Turbines are for the purpose of cooling the attic during the summer, and the homeowner is urged to cover them during the winter. Because the weather in the winter can have an adverse effect on the efficiency of the turning mechanism of the turbine, yearly maintenance by the homeowner is also recommended. Any roof leak which can be directly attributed to the installation of a turbine will be the responsibility of the homeowner.
17. **PARTY WALL.** The cost of reasonable repair and maintenance of a party wall shall be shared by Owners who make use of the wall in proportion to such use.
18. **ANY REPAIRS NECESSITATED BY THE WILLFUL OR NEGLIGENT ACT OF ANY OWNER, HIS FAMILY, GUESTS AND INVITEES OR TENANTS:** this means that any repairs which normally would be the responsibility of the Association are no longer the Association's responsibility if they are necessitated due to the homeowner not taking due care of his property.
19. **ANY REPAIRS NECESSITATED DUE TO FIRE, WINDSTORM OR OTHER CASUALTY:** this means that any "Act of God" or accident shall release the Association from its responsibility for repairs.

THE OMISSION OF ANY ITEM FROM THIS LIST DOES NOT AUTOMATICALLY EXCLUDE IT FROM THOSE ITEMS WHICH ARE NOT THE ASSOCIATION'S RESPONSIBILITY. SOME SUCH REPAIRS MAY HAVE TO BE CONSIDERED INDIVIDUALLY TO DETERMINE WHETHER OR NOT THEY ARE THE RESPONSIBILITY OF THE ASSOCIATION.

This Policy is effective upon recordation in the Public Records of Dallas County, Texas and supersedes any policy regarding Owner Maintenance Responsibilities which may have previously been in effect. Except as affected by this Policy, all other provisions contained in the Declaration or any other dedicatory instrument of the Association shall remain in full force and effect.

This is to certify that the foregoing Policy was adopted by the Board at a meeting of the same held 4-26-2012, and has not been modified, rescinded or revoked.

  
Name WAYNE ROBNETT  
Title PRESIDENT  
Meadow Creek Village Residents' Association