AREA OF COMMON RESPONSIBILITY CHART

HAMILTON MEADOWS HOMEOWNERS ASSOCIATION

COMPONENT OF PROPERTY	HOA RESPONSIBILITY	OWNER RESPONSIBILITY
Roofs	Decking, underlay, shingles, metal flashing, and plumbing and HVAC penetration vents	All other aspects, including roof trusses and any roof mounted attachments
Exterior vertical walls of buildings, other exterior features of buildings not specifically listed in chart	Outermost materials only, such as siding, brick, rock, and any coatings or surface treatments on the material, such as paint or sealant	All other aspects, including wall cavities and insulation
Building foundations and patio slabs	All aspects except as noted for owner responsibility and tolerance for minor cracks that are inevitable results of the natural movement of soil (expansion and contraction), shrinkage during curing of concrete, settling of building	Damages by owner, or if changes are aesthetics or owner preferences.
Air Conditioner slabs	None	All aspects, including tolerance for minor cracks that are inevitable results of the natural movement of soil (expansion and contraction), shrinkage during curing of concrete, settling of building
Concrete driveways & sidewalks	Structural aspects with tolerance for minor cracks that are inevitable results of natural expansion & construction soil, shrinkage during curing of the concrete and setting of the building.	Routine cleaning and keep in good repair and proper working order
Walls (Crow street frontage)	All aspects	None
Displays of street numbers on exterior building surface	All aspects	None
Gutters and downspouts	All aspects except downspout trays unless owner changes, moves, or removes a gutter or downspout	Cleaning and Downspout trays/covers
Yard irrigation system (sprinklers)	All aspects unless owner breaks or moves	None, except as broken or moved by owner

COMPONENT OF PROPERTY	HOA RESPONSIBILITY	OWNER RESPONSIBILITY
Trees, bushes, shrubs, lawns	Mow and edge entire front and backyard. Weed and trim shrubs in front bed installed by developer/association	All other aspects including owner planted additional flowers, bushes and trees in front and back yard
Exterior light fixtures on buildings	Faulty Dusk to Dawn Security Light fixture above address sign	All aspects except those noted for HOA including operational at all times
Garages	Roofs and exterior vertical walls	All aspects, except those noted for the Association. This includes routine cleaning, interior walls and ceilings materials, garage door, pedestrian door, automatic garage door opener, remote controls, interior light fixture, interior electrical outlets, attic access
Fences and gates around yards	Structural and periodic maintenance or staining except as noted for owner responsibility	None, unless damaged by owner, including hanging of heavy objects on fences, plants climbing on fences or next to fence
Attics	None	All aspects
Insulation and weather stripping	None	All aspects
Home interiors including improvements, fixtures, partition walls, and floors within home	None	All aspects
Sheetrock in home (walls and ceilings and treatment on walls	None	All aspects
Surface water drainage systems	All aspects including collection drains and drain systems	None, Owner is prohibited from making ANY changes to drainage systems, or changes to yards that affect drainage

COMPONENT OF PROPERTY	HOA RESPONSIBILITY	OWNER RESPONSIBILITY
Doors on home	Painting of exterior front door and back patio door	All other aspects of exterior doors and all other aspects of other doors, including painting of interior of all exterior doors, door frame, glass panes, hardware, locks, peepholes, thresholds, weather stripping, doorbells and owner installed storm doors
Exterior garage door of home	Periodic painting on garage doors	All other aspects of garage door, and all other aspects of other doors, including painting, door frame, glass panes, hardware, locks, peepholes, thresholds, weather stripping and doorbells
Windows	Periodic exterior caulking in preparation for exterior painting	All other aspects, including window frames, windowsill flashing, window seals and sealants, screens, window locks, glass panes, glazing, interior caulking
Water, sewer, electric lines and systems	None	All aspects
Heating and cooling systems and water heaters	None	All aspects
Intrusion alarms on doors, windows, smoke/heat detectors, CO2 detectors, monitoring equipment, including Tyler City Permit	None (pays monthly monitoring only)	All aspects, system owned by owner
Cable for TV and/or Internet	None	All aspects
Television antennas and satellite dishes	Standards for location and appearance only	All aspects
Pest Control	None	All aspects
Street	All aspects	None
Insurance: General Liability, D & O, Property (Master or Umbrella policy)	HOA negotiates and purchases	Owner pays as part of monthly assessment
Townhome (Walls in, Personal Property, and Loss Assessment)	None	All Aspects of walls in (HO6)

Note 1: The components listed in the first column are applicable only if they exist and may not be construed to create a requirement to have such component.

Note 2: If the owner is responsible for a component of the building that is shared with one or more other townhomes in the building, such as a roof truss or foundation, the responsibility is shared by the owners of all the townhomes affected. If the owners or the townhomes in the building cannot agree on an equitable division of the costs based upon the circumstances, the division will be equal among the owners although one may be more affected than others. If the owners cannot agree on any of aspect of maintenance the requires their joint participation, the matter may be decided by a three (3) person ad hoc committee appointed by the Board.

Note 3: If an owner fails or refuses to perform necessary maintenance, repair, or replacement, the Association may perform the work after giving required notices to the owner and will assess the owner 110% for reimbursement of the expenses to the HOA.

Rose Ann Burrell

Rose Ann Burrell, President, Hamilton Meadows Homeowners Association, Inc.

THE STATE OF TEXAS

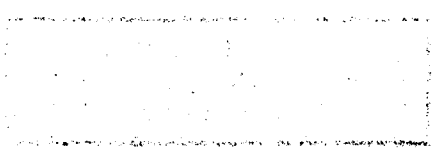
COUNTY OF SMITH

BEFORE ME, the undersigned notary public, on this day personally appeared Rose Ann Burrell, President of Hamilton Meadows Homeowners Association, Inc., known to be to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 22nd day of October, 2026, to certify which witness my hand and official seal.

TERESA HARRIS
My Notary ID # 11710687
Expires December 4, 2027

Teresa Harris
Notary Public – State of Texas



VG-151-2026-202601032419

Smith County
Karen Phillips
Smith County Clerk

Document Number: 202601032419

Real Property Recordings
RESTRICTION

Recorded On: October 27, 2026 08:54 AM

Number of Pages: 5

Billable Pages: 4

" Examined and Charged as Follows: "

Total Recording: $37.00

********** **THIS PAGE IS PART OF THE INSTRUMENT** **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number:	202601032419
Receipt Number:	20261027000025
Recorded Date/Time:	October 27, 2026 08:54 AM
User:	Ian R

STATE OF TEXAS
Smith County
I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Smith County, Texas

Karen Phillips
Smith County Clerk
Smith County, TX

Karen Phillips