

THE RETREAT AT GREENBRIER CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

EXHIBIT H -Ownership, Maintenance and Repairs, and Replacement Responsibilities

(Revised January 23, 2024)

The following chart is provided as a reference tool. If it any way conflicts with The Retreat's Governing Documents, the Governing Documents shall prevail.

"Dec." means Declaration of the Retreat at Greenbrier Condominium Association

"Bylaws" means Bylaws of the Retreat at Greenbrier Condominium Association

"Art." means Article

"VCA" means Virginia Condominium Act

"Assn" means The Retreat at Greenbrier Condominium Association

"LCE" means Limited Common Element

EXHIBIT H - Page 1		Ownership		Maintenance and Repairs		Replacement	
		Unit Owner	Assn	Unit Owner	Assn	Unit Owner	Assn
1	Air Conditioning, Heating and Ventilation Equipment, Compressors, compressor pad, including any part of any such system located outside the boundaries of a Unit, all duct work (Dec., Art. II, Section 2(a)(iii); Bylaws, Art. V, Section 5(b).)	X		X		X	
2	Air Conditioning, Heating and Ventilation Equipment, Compressors serving only one Unit, the portion of the Common Elements on which there is located any portion of such system (Dec., Art. II, Section 3(b); Bylaws, Art. V, Section 5(a).)		LCE		X		X
3	Appliances (including gas connections and vents as applicable and water supply lines to refrigerators, icemakers and washing machines) (Dec., Art. II, Section 2(a)(iii); Bylaws, Art. V, Section 5(b).)	X		X		X	
4	Attics, airspace to the plane immediately adjacent to (but not touching) the lowermost surface of the interior of the roof and roof rafters (Dec., Art. II, Section 2(a)(ii); Bylaws, Art. V, Section 5(a).)	X		X		X	
5	Caulking, building exterior (Bylaws, Art. V, Section 5(a).)		X		X		X
6	Ceiling, the interior plane immediately adjacent to (but not touching) the lowermost surface of the interior of the roof and roof rafters (Dec., Art. II, Section 2(a)(ii); Bylaws, Art. V, Section 5(b).)	X		X		X	
7	Chimney, fireplace flue, damper and chimney cap (Dec., Art. II, Section 2(a) and Section 3(e); Bylaws, Art. V, Section 5(a).)		LCE		X		X

EXHIBIT H - Page 2		Ownership		Maintenance and Repairs		Replacement	
		Unit Owner	Assn	Unit Owner	Assn	Unit Owner	Assn
8	Clubhouse, with fitness center and card room, swimming pool, including furniture and fixtures (Dec., Art. II, Section 3; Bylaws, Art. V, Section 5(a).)		X		X		X
9	Clubhouse, surrounding grounds, patio area and sidewalks (Dec., Art. II, Section 3; Bylaws, Art. V, Section 5(a).)		X		X		X
10	Detention Ponds, including drainage systems (Dec., Art. II, Section 3; Bylaws, Art. V, Section 5(a).)		X		X		X
11	Doors, entry doors, including framing (Dec., Art. II, Sections 2(a) and 2(a)(iii); Bylaws, Art. V, Section 5(b).)	X		X		X	
12	Doors, glass (Dec., Art. II, Section 2(a)(iii); Bylaws, Art. V, Section 5(b).)	X		X		X	
13	Door, Overhead Garage (including motorized opener) (Dec., Art. II, Section 2(a)(iii); Bylaws, Art. V, Section 5(b).)	X		X		X	
14	Door, Storm (where installed) (requires application to and approval of the Board) (Dec., Art. II, Section 2(a)(iii); Bylaws, Art. V, Section 5(a).)	X		X		X	
15	Doors, Interior of the Unit (Dec., Art. II, Section 2(a); Bylaws, Art. V, Section 5(b).)	X		X		X	
16	Doorsteps (VCA Section 55.1-1912.5; Bylaws, Art. V, Section 5(a).)		LCE		X		X
17	Dormers (Dec., Art. II, Section 3; Bylaws, Art. V, Section 5(a).)		X		X		X
18	Driveway, serving only one Unit (Dec., Art. II, Section 3(a); Bylaws, Art. V, Section 5(a).)		LCE		X		X
19	Drywall/Sheetrock/Paneling within Units (includes finishes and coverings) (VCA Section 55.1-1912.2 Bylaws, Art. V, Section 5(b).)	X		X		X	
20	Electrical and related systems and components, providing power to the Unit electrical service panel and meter boxes (Dec., Art. II, Section 2(a); Bylaws, Art. V, Section 5(a).)		X		X		X
21	Electrical and related systems and components serving only one Unit, all components on the Unit side of the Unit service (circuit breaker) panel, including the individual circuit breaker panel and circuit breakers, distribution wiring, appliances, fixtures, lights, receptacles and switches (Dec., Art. II, Section 2(a); Bylaws, Art. V, Section 5(b).)	X		X		X	
22	Entry Feature and lighting for same (monument and landscaping) (Dec., Art. II, Section 3; Bylaws, Art. V, Section 5(a).)		X		X		X

EXHIBIT H - Page 3		Ownership		Maintenance and Repairs		Replacement	
		Unit Owner	Assn	Unit Owner	Assn	Unit Owner	Assn
23	Exterior Building Maintenance, Repair, and Replacement (including exterior Building components of patios and porches) (Bylaws, Art. V, Section 5(a).)				X		X
24	Exterior Glass Surfaces (Dec., Art. II, Section 2(a)(iii); Bylaws, Art. V, Section 5(b).)	X		X		X	
25	Exterior maintenance on all Buildings, including power washing (Bylaws, Art. V, Section 5(a).)				X		
26	Exterior Walls of Buildings (Dec., Art. II, Section 3; Bylaws, Art. V, Section 5(a).)		X		X		X
27	Fences (Dec., Art. II, Section 3; Bylaws, Art. V, Section 5(a).)		X		X		X
28	Floor, above the plane formed by the uppermost surface of the unfinished subflooring (the flooring constitutes part of the Unit but the subflooring does not constitute part of the Unit (Dec., Art. II, Section 2(a)(ii); Bylaws, Art. V, Section 5(b).)	X		X		X	
29	Foundations, columns, beams and supports of Buildings (Dec., Art. II, Section 3; Bylaws, Art. V, Section 5(a).)		X		X		X
30	Framing, Doors and Windows, including Garage Doors (Dec., Art. II, Section 2(a); Bylaws, Art. V, Section 5(b).)	X		X		X	
31	Garage, Unit (Dec., Art. II, Section 2(a)(i); Bylaws, Art. V, Section 5(b).)	X		X		X	
33	Garden Quilt, box maintenance and repair, water faucets and water lines (Dec., Art. II, Section 3; Bylaws, Art. V, Section 5(a).)		X		X		X
33	Garden Quilt, maintenance of surrounding grounds and signage (Dec., Art. II, Section 3; Bylaws, Art. V, Section 5(a).)		X		X		X
34	Garden Quilt, soil condition and plant installation, maintenance, and removal	X		X		X	
35	Gas lines from the gas meter (requires application to and approval of the board) (Dec., Art. II, Section 2(a); Bylaws, Art. V, Section 5(b).)	X		X		X	
36	Gutters, including down spouts (Dec., Art. II, Section 3; Bylaws, Art. V, Section 5(a).)		X		X		X
37	Hot water heater (Dec., Art. II, Section 2(a); Bylaws, Art. V, Section 5(b).)	X		X		X	
38	Interior including Carpentry, Cabinetry, Doors, Partitions, Walls, Finished flooring (VCA Section 55.1-1912.2; Bylaws, Art. V, Section 5(b).)	X		X		X	

EXHIBIT H - Page 4		Ownership		Maintenance and Repairs		Replacement	
		Unit Owner	Assn	Unit Owner	Assn	Unit Owner	Assn
39	Irrigation systems (Dec., Art. II, Section 3; Bylaws, Art. V, Section 5(b).)		X		X		X
40	Land Unit, vertical boundaries as shown on Plat for such Unit	X					
41	Land Unit, horizontal boundaries, none	X					
42	Landscape areas (Dec., Art. II, Section 3; Bylaws, Art. V, Section 5(a).)		X		X		X
43	Landscape maintenance (Bylaws, Art. V, Section 5(a).)				X		
44	Landscaping, Hardscaping and Plantings installed by owners (requires application to and approval of the Board)	X		X		X	
45	Lawn Cutting (Bylaws, Art. V, Section 5(a).)				X		
46	Light Bulbs located on LCEs (Bylaws, Art. V, Section 5(b).)	X		X		X	
47	Light Fixtures and receptacles, Exterior, powered by Unit's electrical panel (Dec., Art. II, Section 2(a); Bylaws, Art. V, Section 5(b).)	X		X		X	
48	Lighting, on any Common Element of Condominium Buildings (Dec., Art. II, Section 3; Bylaws, Art. V, Section 5(a).)		X		X		X
49	Mailbox or mail slot (Dec., Art. II, Section 3(f); Bylaws, Art. V, Section 5(a).)		LCE		X		X
50	Mailbox or mail slot (Dec., Art. II, Section 3(f); Bylaws, Art. V, Section 5(a).)		LCE		X		X
51	Occupancy Limit: Two (2) people per bedroom in the Unit (Dec., Art. V, Section 4(j).)						
52	Painting, Exterior of Dwelling (Bylaws, Art. V, Section 5(a).)				X		
53	Patio, attached to and serving only (1) Unit (Dec., Art. II, Section 3; Bylaws, Art. V, Section 5(a).)		LCE		X		X
54	Patio, enclosed, exterior wall framing, sheathing, waterproofing, and siding (Dec., Art. II, Section 3; Bylaws, Art. V, Section 5(a).)		X		X		X
55	Patio, enclosed, interior only (Dec., Art. II, Section 2(a)(i); Bylaws, Art. V., Section 5(b).)	X		X		X	
56	Paving, roads, parking spaces at the Clubhouse (Dec., Article II, Section 3; Bylaws, Art. V, Section 5(a).)		X		X		X
57	Paving, overflow parking spaces (Dec., Art. II, Section 3; Bylaws, Art. V, Section 5(a).)		X		X		X
58	Pergolas (Dec., Art. II, Section 3; Bylaws, Art. V, Section 5(a).)		X		X		X

EXHIBIT H - Page 5		Ownership		Maintenance and Repairs		Replacement	
		Unit Owner	Assn	Unit Owner	Assn	Unit Owner	Assn
59	Pipes, wires, cables, conduits and other apparatus relating to the water distribution, power, light, telephone, gas, sewer, and plumbing systems located outside of the Units (Dec., Art. II, Section 3; Bylaws, Art. V, Section 5(a).)		X		X		X
60	Plumbing Fixtures and Appliances, located within the Unit and serving solely the Unit, including Bathtubs, Sinks, Showers and Toilets (Dec., Art. II, Section 2(a)(iii); Bylaws, Art. V, Section 5(b).)	X		X		X	
61	Plumbing, hose bibbs, including shutoff valve and water line between the shutoff valve and bibb), serving only that Unit (Dec., Art. II, Section 2(a); Bylaws, Art. V, Section 5(b).)	X		X		X	
62	Plumbing System, those parts of the system which are wholly contained in the Unit, including water service line shut off valves and fixture traps (Dec., Art. II, Section 2(a)(iii); Bylaws, Art. V, Section 5(b).)	X		X		X	
63	Plumbing System, those parts of the system which are partially within, partially outside the boundaries of a unit, and serving only that unit. (Dec., Art. II, Section 2(a); Bylaws, Art. V, Section 5(b).)	X		X		X	
64	Plumbing which serves more than one Unit (Dec., Art. II, Section 2(a); Bylaws, Art. V, Section 5(a).)		X		X		X
65	Plumbing, hose bibbs, including shutoff valve and water line between the shutoff valve and bibb), serving only that Unit (Dec., Art. II, Section 2(a); Bylaws, Art. V, Section 5(b).)	X		X		X	
66	Porch (VCA Section 55.1-1912.5), to be kept in a neat and clean condition, free of debris and unsightly accumulations (Section Bylaws, Art. V, Section 5(a).)		LCE		X		X
67	Power washing				X		
68	Roofs (Dec., Art. II, Section 3, Bylaws Art. V, Section 5(a).)		X		X		X
69	Roof Replacement of Dwellings (Bylaws, Art. V, Section 5(a).)						X
70	Satellite dish, installed on a Unit component (Art. V, Section 4(n).)	X		X		X	
71	Satellite dish, installed on an LCE component or Common Elements requires written application to and approval of the Board of Directors (Art. V, Section 4(n).)	X		X		X	

EXHIBIT H - Page 6		Ownership		Maintenance and Repairs		Replacement	
		Unit Owner	Assn	Unit Owner	Assn	Unit Owner	Assn
72	Screen, retractable, front porch and/or garage (Dec., Art. II, Section 2(a); Bylaws, Art. V, Section 5(b).)	X		X		X	
73	Shutters (Dec., Art. II, Section 3; Bylaws, Art. V, Section 5(a).)		X		X		X
74	Sidewalk serving only one Unit (Dec., Art. II, Section 3(a); Bylaws, Art. V, Section 5(a).)		LCE		X		X
75	Siding (Dec., Art. II, Section 3; Bylaws, Art. V, Section 5(a).)		X		X		X
76	Signage, throughout the Community (Dec. Art. II, Section 3; Bylaws, Art. V, Section 5(a).)		X		X		X
77	Skylights (Dec., Art. II, Section 2(a)(iii); Bylaws, Art. V, Section 5(b).)	X		X		X	
78	Soffit, fascia and trim (Dec., Art. II, Section 3; Bylaws, Art. V, Section 5(a).)		X		X		X
79	Streets, including curbing (Dec., Art. II Section 3; Bylaws, Art. V, Section 5(a).)		X		X		X
80	Swimming pool (Dec., Art. II, Section 3; Bylaws, Art. V, Section 5(a).)		X		X		X
81	Swimming pool, decking, fencing, furniture, gazebos and pergolas (Dec., Art. II, Section 3; Bylaws, Art. V, Section 5(a).)		X		X		X
82	Trash Removal (Bylaws, Art. V, Section 5(a).)				X		
83	Utility Meter, serving only one (1) Unit (Dec., Art. II, Section 3; Bylaws, Art. V, Section 5(a).)		LCE		X		X
84	Vents and Ducts serving only one Unit, bathroom, dryer, roof vent covers, wall vent covers, and kitchen, heating and air conditioning ducts and cleaning of vents (Dec., Section 2(a); Bylaws, Art. V, Section 5(b))	X		X		X	
85	Walls, common between Units to the centerline of such wall (Dec., Art. II, Section 2(a)(i); Bylaws, Art. V, Section 5(b).)	X		X		X	
86	Wallboard, outermost surface separating the Unit from the exterior wall of the Condominium Building (Dec., Art. II, Section 2(a)(i); Bylaws, Art. V, Section 5(b).)	X		X		X	
87	Wallpaper/Paint (VCA 55.1-1912.2; Bylaws, Art. V, Section 5(b).)	X		X		X	
88	Water and Sewer, lines and services from City of Chesapeake's main trunks to the Unit, excluding water meter (Dec., Art. II, Section 3; Bylaws, Art. II, Section 5(a).)		X		X		X

EXHIBIT H - Page 6		Ownership		Maintenance and Repairs		Replacement	
		Unit Owner	Assn	Unit Owner	Assn	Unit Owner	Assn
89	Water faucets, exterior (Dec., Art. II, Section 2(a); Bylaws, Art. V, Section 5(b).)	X		X		X	
90	Windows, in the Unit (Dec., Art. II, Section 2(a)), includes window frame, levers, glass, operating and locking mechanism, screen, weather stripping, and flashing (Bylaws, Art. II, Section 5(b).)	X		X		X	