

MAINTENANCE RESPONSIBILITY CHART

IN AREAS NOT FENCED

ITEM	Homeowner	Association
Attic power vents and fans	XXX	
Common area lighting		XXX
Damage to landscaping caused by resident, employee or guest, autos, repairs, spills, pets, etc.	XXX	
Electrical fixtures (except in common areas)	XXX	
Exterior townhouse numbers	XXX	
Exterior water spigots	XXX	
Exterior window frames and encasements	XXX	
Exterior yard lights & fixtures	XXX	
Extra cost of painting due to owner negligence (changing the color or using the wrong type of paint)	XXX	
Foundation/structural parts of home	XXX	
Garage Doors	XXX	
Garbage receptacles	XXX	
Grounds/Landscaping (builder installed, excl. fenced rear yards)		XXX
Grounds/Landscaping (common areas)		XXX
Grounds/Landscaping (homeowner installed)	XXX	
Gutter Cleaning		XXX
Heating/AC units & feeder lines	XXX	
Interior repairs caused by leaks	XXX	
Mailbox kiosk repair/replacement		XXX
Pest control-inside home	XXX	
Repair/Maintenance of Architectural changes	XXX	
Roof repair/Leaks/Replacement		XXX
Screens, screen doors & screened porches	XXX	
Sewer lines servicing one individual townhome	XXX	
Siding & trim (cleaning/painting/repair)		XXX
Storm doors	XXX	
Structural problems	XXX	
Termite warranty		XXX
Tree removal of dying or diseased tree		XXX
Tree removal of alive tree with prior ARC approval	XXX	
Walkway maintenance in common areas		XXX
Weather-stripping	XXX	
Window fixtures & door hardware	XXX	
Window glass	XXX	