

Springmill Woods Maintenance Responsibility Guidelines

	A=Association	O=Owner	O/A=See Below *
Air Conditioner	O	Patio: Privacy Fence	A
Furnace	O	Concrete: Exterior Entry	A
Chimney:		Sidewalks	A
Cap	A	Driveway	A
Flue (clean, repair, replace)	O	Common Area	A
Building Exterior:		Patio Pad	A
Roof: Repair/Replace	A	Exterior Slab repair	A
Flashing	A	Interior Slab repair	O
Pipe boots	A	Garage Floor	O
Skylight: Repair/Replace	A	Sewer Stoppage: Interior	O
Brick/Vinyl Siding	A	Exterior	A
Gutters/Downspouts	A	Sump Pump Drainage	O
Gable Vents	A	Water Supply: Unit Meter	City of FW
Window/Door trim	A	To Meter	City of FW
Caulking	A	Meter to inside	O
Entry door exterior paint	A	Doorbell	O
Entry Door, Patio Door, Garage Door,		Exterior Light Fixtures: Front	O/A
Garage Door opener, Locks,		Patio	O/A
Windows, Screens	O	Storm Door	O/A
Pest & Critter Control:		Interior damage due to leaks from	
Interior	O	fireplace, roof, windows,	
Exterior	O	skylight, etc	O
Landscaping:		Personal property damage due to leaks	O
Shrubs Pruning	A	Pinebrook Drive:	
Shrubs Replace	O/A	Street	City of F/W
Mulch	A	Lighting	City of F/W
Turf Mow	A		
Turf Fertilize	A		
Turf Replace	A		
Weed Control	A		
Snow Removal + 2" accumulation	A		
Common Grounds	A		
Dryer Vent: Inside Wall	O		
Exterior	O		
Vent Pipe or Line	O		
Hose/Spigot	O		
Mail Boxes/Keys		Post Office	

EXCEPTION: Damage to buildings or common grounds due to actions or negligence of owners or guests/tenants is owner responsibility.
Approved by Springmill Woods Board 10 September 2018.