

The Villas at Flintrock – Maintenance Responsibility Chart

Common Elements	Owner	Association
Common area landscaping		X
Common area trees	X	
Curb stops		X
Dumpster		X
Exterior lighting		X
Exterior pest control (rodents, insects, etc.)		X
Guest parking		X
Hot tub		X
Irrigation		X
Mailboxes		X
Mailbox Keys (replacements)	X	
Mailbox locks (repairs)		x
Perimeter fences		X
Streets		x

Limited Common Elements	Owner	Association
Attics	X	
Courtyard (ground area maintenance, landscaping)	X	
Courtyard (maintain and painting fences, walls, doorways, etc.)*	X	
Courtyard (repairing exterior walls)		X
Courtyard gates*	X	
Decks (rear)*	X	
Driveways	X	
Fences *	X	
Garage interior and interior walls	X	
Garage door, hardware (springs, etc.), and trim *	X	
Gutters (repairs and maintenance)	X	
Garage exterior walls (repairs and maintenance)		x
Patios and porches*	X	
Sidewalks	X	

Unit	Owner	Association
Appliances	x	
Bathroom fixtures (toilets, sink, etc.)	X	
Cabinets	X	
Chimney*		X
Door hardware (locks, latches, etc.)*	X	
Doors and door frames*	X	
Dryer vents (cleaning)	X	
Electrical power service conductors and circuit breakers	X	
Exterior beams and fascia board*		X
Fireplace	X	
HVAC system (including interior and exterior lines connecting to unit)	X	
Interior light fixtures and bulbs	X	
Interior telephone service lines	X	
Interior pest control	X	
Interior plumbing equipment and lines	X	
Interior partitions and walls	X	
Roofs		X
Sanitary sewer lines	X	
Skylights*	X	
Sliding glass doors, frame and hardware*	X	
Subfloors and floor coverings	X	
Utility Doors	X	
Water Heaters	X	
Windows, frames, glass and hardware*	x	

The contents of this chart were derived from the Declaration of Condominium Regime for Villas at Flintrock, Inc., any Amendments to the Declaration, and the Restrictions and Regulations. To view these documents in full, please access them under the documents tab in the HOA portal.

*Requires approval from Board/Committee prior to changes made if altering existing condition or making additions.

**Approved paint and stain colors are provided by the HOA