

## **MAINTENANCE RESPONSIBILITIES CHART–**

<b>Owner</b>	<b>Association</b>	<b>What</b>	<b>Declaration Ref.</b>	<b>Comments</b>
X		All items on a Lot other than Listed	Art. VI	
X		Air conditioning and heating equipment servicing a Lot	Art. VI	
X		Appliances on Lot (stove, refrigerator, fan, fixtures, or connections providing water, light, power, telephone, sewage)	Art. VI	
	X	Amenities located on common elements (if any)	Art. VI	
	X	Buffer Areas	Art. VI	
	X	Common elements	Art. VI	
	X	Curbs	Art. VI	
X		Doorbells	Art. VI	
	X	Doors (exterior) – paint, clean or stain exterior (excluding any glass)	Art. VI	
X		Doors (exterior) - replacement	Art. VI	
X		Door Screen	Art. VI	
	X	Downspouts	Art. VI	
	X	Driveways within common elements	Art. VI	
X		Electrical problems on Lot	Art. VI	
X		Electrical outlets	Art. VI	
X		Exhaust and ventilations systems on Lot	Art. VI	
	X	Exterior building surfaces	Art. VI	
X		Exterior house numbers	Art. VI	
X		Exterior improvements on Lot not specifically identified as being the Association's responsibility	Art. VI	
X		Exterior lights (side, back, and front house lights and fixtures)	Art. VI	

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<sup>1</sup> This Maintenance Responsibilities Chart provides general information and is not legal advice or a legal opinion. Specific questions should be directed to an attorney.

	X	Exterior street lighting to the extent not maintained by a governmental entity.	Art. VI	
	X	Exterior siding and trim	Art. VI	
	X	Fences (on common elements)	Art. VI	
	X	Fences installed by declarant or the Association	Art. VI	
X		Fire/smoke alarms and detectors in Units	Art. VI	
	X	Entry Features	Art. VI	
X		Foundation issues	Art. VI	
	X	Front stoop	Art. VI	
X		Glass surfaces	Art. VI	
	X	Grass	Art. VI	
	X	Greenways and trails (if any)	Art. VI	
	X	Gutters	Art. VI	
X		Interior surfaces (painting and repair of any and all walls, ceilings or floors)	Art. VI	
	X	Irrigation on Common Elements	Art. VI	
	X	Landscaping (trees, shrubs, grass)	Art. VI	Excluding shrubs planted by Owner
	X	Mailboxes	Art. VI	
X		Mailbox locks and keys (if any)	Art. VI	Check with Post Office with issues
	X	Paint/stain exterior	Art. VI	
	X	Patio/porch (if any)	Art. VI	
	X	Parking lot	Art. VI	
X		Party Wall	Art. VI	
	X	Plumbing issues on common area	Art. VI	
X		Plumbing issues on the Lot	Art. VI	
	X	Roof	Art. VI	
		Satellite dishes		Need permission to install
	X	Shrubs	Art. VI	Unless planted by Owner

X		Shutters (Unless replaced by the HOA as part of a Capital Vinyl Siding Replacement)	Art. VI	
	X	Sidewalks	Art. VI	
	X	Siding	Art. VI	
	X	Steps	Art. VI	
X		Storm Doors	Art. VI	
X		Structural issues	Art. VI	
	X	Trees	Art. VI	
X		Vent Pipe (cleaning and repair of pipe)	Art. VI	
X		Vent pipe exterior covers (Unless replaced by the HOA as part of a Capital Vinyl Siding Replacement)	Art. VI	
	X	Water and sewer (external to Lot/in common area)	Art. VI	
X		Water spigots	Art. VI	
	X	Walks/walkways	Art. VI	
	X	Wet detention ponds, lakes, rip-rap and other storm water/erosion control operations in common elements	Art. VI	
	X	Windows - paint, clean or stain exterior (excluding Glass)	Art. VI	
X		Windows - replacement	Art. VI	
X		Window-Screen	Art. VI	
		<i>All other items the HOA will check with the Association Attorney before responding to any request.</i>		Check with Association Attorney