

# HOA Maintenance Responsibilities

HOA = Homeowners Association

ACC = Architecture Control Committee

TBD = to be determined

Changes from previous revision shown in Red

	WV HOA	Homeowner	Notes
Address Numbers		X	
Air Conditioning Pads		X	
Air Conditioning Units		X	
Awnings		X	Changes need ACC approval
Birds/Squirrels/Pests in Unit		X	
Brick work	X*	X**	*Replacement/Repair based on normal wear and tear. **Replacement based on damage or faulty construction is the homeowners responsibility and could be covered by HOA master policy and Homeowner's HO6 policy
Caulking - External	X		
Chimney Cleaning & Repair		X	
Chimney Covers		X	
Common Ground Maintenance (monuments)	X		
Decks - Open (exposed)	X		Staining of cedar deck and cedar post
Decks - Open - Maint. Free Railing		X	Changes need ACC approval
Decks - Open - Maint. Free Band Board		X	Changes need ACC approval
Deck Joists	X		
Deck Floor Boards		X	Deck board replacement. Replacement with composite boards requires ACC approval
Decks - Single Enclosed		X	Changes need ACC approval
Decks - Enclosed Adjacent to an Open Deck		X	Changes need ACC approval
Deck Stairways		X	Changes need ACC approval
Doors - Screen/Storm		X	
Doors (exterior) - Painting	X		
Doors (exterior) - Replacement/Repairs		X	Changes need ACC approval
Downspout Buried Drains		X	
Driveways	X		
Electric Failure		X	CREC
Electric Service to Units		X	CREC
Erosion/Ground Drainage issues	X		
Exterior Improvements made by Owner		X	Changes need ACC approval
Exterior Light Bulbs		X	
Exterior Painting and Staining	X		
Exterior Porch/Deck/Patio/Garage Light Fixtures		X	Fixtures Affixed to units
Exterior Trim	X		
Fencing	X		
Foundations - Leaks & Cracks		X	
Furnaces		X	
Garage Concrete Pad		X	
Garage Door Mechanisms		X	
Garage Door Openers		X	
Garage Door-Replacement/Repairs		X	Must be same color and style. Requires ACC approval
Garage Interior Surfaces		X	
Gas Failure		X	Spire Gas
Gas Service to Units		X	Spire Gas
Gutters/Downspouts - Cleaning	X		
Gutters/Downspouts- Replacement	X*	X**	*Replacement based on normal wear and tear and funded by Reserves. ** Replacement based on damage such as wind and hail funded by HO6 insurance and Individual homeowners policy
Handrails		X	Requires ACC approval
Insurance - Exterior and Grounds	X		HOA Master Policy
Insurance Interior Possessions		X	HO6 needed for possessions and to reimburse HOA for Master Policy deductible.
Insurance -Personal Liability		X	
Insurance - Personal Property		X	
Insurance - Directors & Officers Liability, Fidelity Bond	X		
Interior, Improvements, Betterments		X	
Interior Maintenance		X	

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Interior repairs and replacements		X	Includes structural repairs to units to include studs, drywall, rafters, subfloor, etc. This also includes damage caused by water intrusion which is also covered by homeowner
Irrigation System - Maintenance	X		*Changes and maintenance caused by owner-installed landscaping are homeowner responsibility.
Irrigation System - Water	X		
Lawn care (Mow, Trim, Chemicals, etc.)	X		
Landscaping Alterations / Additions		X	Requires ACC approval
Landscaping Trimming	X		
Landscaping Replacement	X		
Leaf Removal	X		Once per year after most leaves fallen from trees.
Mail Boxes & Addresses on Mail boxes		X	
Mulching	X		
Patios (and any in-patio landscaping & grass added beyond what builder provided)		X	Modifications with ACC Approval
Pest control in landscaping	X*		*Wasp control on unit is homeowners responsibility
Plumbing Fixtures - Exterior (and Interior)		X	
Porch Stoop Concrete Pad		X	PPG14-31 Paraffin (Color)
Recycling Pickup & Disposal	X		
Retaining Walls	X		
Roofs - Repairs		X	Weather related damage such as windblown shingles and hail funded by HOA Master insurance policy and homeowners HO6 policy.
Roofs - Replacement	X*	X**	*Replacement based on normal wear and tear and funded by Reserves. ** Replacement based on damage such as wind and hail funded by HOA Master insurance policy and Individual HO6 homeowners policy
Satellite Dishes		X	Changes need ACC approval
Sewer lines - Lateral		X	City of Lake St. Louis Insurance coverage
Shutters, including hardware to attach to unit	X*		*Shutters are plastic, and paintable when needed.
Siding - Power washing	X		
Siding - Replacement	X*	X**	*Replacement based on normal wear and tear and funded by Reserves. ** Replacement based on damage such as wind and hail funded by HOA Master insurance policy and Individual HO6 homeowners policy
Sidewalk Maintenance	X		
Signage - Front sign at WV entrance	X		
Skylights (Solar Tubes Only)		X	
Snow Removal - Streets			Provided by City of LSL
Snow Removal - Driveways & Walks to Side of Units & to Front Doors	X		
Storm Doors		X	Requires ACC approval
Street Maintenance			Street maintenance is responsibility of the city. Off street parking is responsibility of the HOA
Sump Pumps - Installation		X	
Sump Pumps - Repair and Replacement		X	Homeowners also have responsibility for drain pipes
Termite Inspections - Exterior	X		
Termite Inspections - Interior	X		
Termite Treatment - Exterior	X		
Termite Treatment - Interior		X	
Termite Damage		X	
Trash Removal	X		
TuckPointing	X		Funded by Reserves
Vent covers on exterior		X	Dryer vent cleanout responsibility of owner
Water Service to Units		X	Public Water Supply District #2
Windows		X	Includes frame, glass, sash, sill, mechanism, and screens.
Window replacement		X	Changes need ACC approval
Window screens		X	