

Amherst Village Townhomes

Maintenance Responsibilities List

January 2011

Homeowner Association Item

x		alarm systems
	x	brick work
	x	common areas
x		construction-related problems are a homeowner/developer issue - not HOA.
x		door bells
x		electrical outlets
x		exterior doors & hardware
x		exterior front & back house lights
x		exterior post lights
	X	exterior building surfaces
X		fences installed by homeowner
x		fixtures to provide water, light, power, telephone
	x	front decks, porches, steps
X		glass surfaces
	X	gutters, downspouts
	x	house numbers
x		hvac equipment, lines, ducts
x		hvac - overflow lines on A/C units (in soffits)
x		lattice work
	x	lighting in common area
x		locks on doors
	x	mailboxes
	x	main sewer & water lines of common area
	x	painting & staining exterior
	x	patios
x		plumbing problem (if within or under the town house)
	x	rain diverters
	x	retaining walls
	X	roofs
x		screens
	x	sewer lines clean out plugs
	x	sewer line from "clean out" to town home
X		shrubby, plants & flowers planted by the homeowner
	x	shutters
	X	sidewalks & curbing on common area
x		storm doors
X		subsurface leakage into basements or crawl spaces
	x	patios (except when it is painted, bricked or enclosed)
	x	parking lot
	X	trees, shrubs, and grass in common areas planted by HOA
x		utility boxes and connections
	x	vent pipe cleaning or repair of pipe
	x	vent pipe covers
x		water lines from point of entry through exterior wall into TH or under structure
x		water spigots
x		windows
X		Maintenance, repairs, or replacement caused through the willful negligent act of the owner, his family, guest or invitees
X		Maintenance, repairs, or replacement caused by fire, lightning, windstorm, hail, explosion, riot, strike, civil commotion, aircrafts, vehicles, and smoke

Items in bold listed in the Declaration of Covenant.

Items not in bold are listed in the Homeowner & Resident Handbook.

Items with no "X" are not designated in either document.