

Coble Farm II Homeowners Association Maintenance Responsibility List

#	Homeowner	Association	Item	June 13, 2015
1	X		air conditioning and HVAC equipment	
2	X		ceiling fans	
3		X	columns	
4		X	common areas	
5	X		condensation lines from AC unit	
6		X	curbs and storm drains	
7	X		doors & hardware (replacement) and kick plates	
8	X		door bells	
9		X	driveways	
10	X		electrical outlets	
11	X		enclosed sunrooms	
12		X	exterior post lights	
13	X		exterior house lights over garage, at front door, at back door	
14		X	exterior vinyl siding & trim	
15		X	fencing installed by Association	
16	X		fixtures to provide water, light, power, telephone	
17	X		flag stanchion	
18		X	front concrete porch	
19	X		garage doors & hardware and exterior key pads and openers	
20	X		glass (storm doors & windows) and french doors	
21		X	gutters, downspouts, extension pipes, and rain diverters	
22		X	house numbers & wooden plaques	
23	X		hvac equipment, lines, ducts	
24	X		individual sewer line	
25	X		interior repairs as a result of a roof leak or water penetration	
26		X	irrigation system	
27	X		locks on doors	
28		X	mailboxes & posts	
29		X	main sewer lines	
30	X		meters	
31		X	painting of exterior doors & wooden trim	
32		X	parking areas	
33	X		patios	
34		X	retaining walls	
35		X	roofs	
36		X	roof power vents	
37	X		screened porch	
38		X	sewer line (cleaning of main line only)	
39	X		sewer lines (cleaning of the individual sewer line from the main line to the townhome)	
40		X	sewer lines & cleanouts (repair & replacement of lines)	
41		X	shutters	
42	X		sidelights	
43		X	skylights	
44		X	splashblocks	
45	X		storm doors	
46		X	streets and signs	
47	X		sunrooms	
48		X	trees, shrubs, and grass	
49	X		utility fixtures/connections for water, light, power, telephone, sewage, sanitary service	
50	X		vent pipe cleaning	
51		X	vent pipe covers and dryer and exhaust fan vents	
52		X	walks	
53	X		water lines from point of entry into townhome	
54		X	water lines in common area to point of entry into townhome	
55	X		water spigots	
56	X		weatherstripping	
57	X		window pane / sash	
58	X		Maintenance, repairs, or replacement caused through the willful negligent act of the owner, his family, guests, or invitees	

Items in bold listed in the Declaration