

Maintenance Responsibilities List			The Brooks	July 28, 2016
HIGHLIGHTED SECTIONS ARE IDENTIFIED IN THE DECLARATIONS				
#	Homeowner	Association	List	
1	x		air conditioning and heating equipment HVAC	
2		x	chimney caps	
3	x		chimney flue pipe - cleaning for safe operation of fireplace	
4		x	common areas including parking lots and curbing	
5	x		crawlspce (including vents)	
6		x	<b>decks (wooden/only including decks installed by Declarant or Association)</b>	
7	x		door bells	
8	x		drainage on individual HO lot	
9	x		dryer exhaust vent - cleaning	
10		x	dryer vent covers replacement	
11	x		electrical outlets - outside	
12	x		exterior door (replacement)	
13	x		<b>exterior doors (hardware)</b>	
14		x	<b>exterior doors (properly painted)</b>	
15		x	<b>exterior maintenance of the dwelling</b>	
16	x		exterior front and back house lights plus security lights	
17		x	exterior siding and trim	
18		x	<b>fencing separating units in back</b>	
19		x	<b>fencing around individual patios</b>	
20	x		flag holder/bracket	
21	x		glass surfaces (storm doors, windows, front door panels and sidelights)	
22		x	gutters and downspouts	
23	x		<b>hardware on all exterior doors</b>	
24		x	house numbers	
25	x		interior repairs as a result of roof leak or water penetration	
26		x	lamp posts	
27		x	<b>landscaping (front and side of buildings)</b>	
28	x		<b>landscaping (rear)</b>	
29		x	lawns	
30	x		light bulbs	
31		x	mailboxes/kiosks	
32		x	<b>painting exterior doors</b>	
33		x	painting wooden trim/siding	
34		x	<b>patios</b>	
35		x	plant replacement upon approval	
36	x		plants, foliage that residents have installed (front)	
37	x		plumbing - internal problems beginning at entry into home	
38		x	<b>railings on decks (see item 6)</b>	
39		x	roof maintenance and replacement (shingles, vents)	
40	x		roof or siding where satellite dish is mounted	
41	x		room additions/sun porches - not original construction	
42		x	round vents on soffits	
43	x		screens (windows and doors)	
44	x		screen doors	
45		x	sewer line - repair of actual piping (cracks/broken pipes) from main line to point of entry into the townhome	
46	x		sewer line - clean out of individual line from the townhome to the point where it enters the main sewer line.	
47		x	sewer line - main line - clean out	
48		x	shutters	
49		x	sidewalks	
50		x	<b>steps</b>	
51	x		<b>storm doors</b>	
52	x		<b>storm windows</b>	
53		x	street lights	
54		x	stoops	
55	x		subsurface water leakage through concrete slab / crawl space	
56		x	trees and shrubs	
57	x		utility lines, fixtures and/or connections required to provide light, power, telephone service to lot	
58		x	<b>walls</b>	
59	x		water lines (from point of entry to interior)	
60		x	water lines to point of entry into townhome	
61	x		water meters (homeowner to contact City to repair/replace)	
62		x	water meter boxes	
63	x		water spigots	
64	x		weather stripping (doors and windows)	
65	x		<b>window panes</b>	
66	x		window sash	
67		x	window sill and trim	
68	x		maintenance, repairs or replacement caused by fire, lightning, windstorm, hail, explosion, riot, strike, civil commotion, aircrafts, vehicles, and smoke (insurance claim)	
69	x		maintenance, repairs or replacement caused through willful negligence act of the owner, his family, guest or invitees	