

**Saddle Brook Flats Homeowners Association
Maintenance Responsibility List**

Rev. 03/16/17

No.	Owner	HOA*	City	Item
1	x			air conditioning & heating equipment
2	x			air conditioning condensation lines
3	x			attic fans and vents
4	x			brick & stonework on home
5		x		brick entrance monuments
6		x		brick retaining walls on common areas
7	x			brick retaining walls on homeowner property
8		x		common area irrigation system
9		x		common areas
10	x			door bells
11	x			doors, hardware, locks & kick plates
12	x			driveways
13	x			electrical outlets (interior & exterior)
14	x			exterior house lights
15	x			front porch
16	x			garage doors, hardware, exterior key pads & openers
17	x			glass (storm doors & windows) & French doors
18	x			gutter splash blocks
19	x			gutters, downspouts, extension pipes & rain diverter maintenance/repair
20		x		gutters, downspouts, extension pipes & rain diverter - major replacement per Reserve Study
21	x			house numbers & wooden plaques
22	x			interior repairs including result of a roof leak or water penetration
23	x			mailboxes & posts
24	x			mulch - must be approved by ARC Committee in place of pine needles
25	x			painting/staining of exterior doors, shutters & wooden trim to original color
26	x			patios; screened porches
27		x		pine needles - provided once a year
28	x			pressure washing to remove mold and mildew from fencing, driveways, gutters, vinyl siding
29	x			roof skylights
30		x		roofs (shingles, flashing & boots)
31	x			satellite dish installation and removal
32	x			sewer line cleaning from home to feeder line
33			x	sewer line cleaning from feeder line to mainline
34			x	sewer line repair
35	x			sidelights at front door
36			x	sidewalks, along roadways
37	x			sidewalks, driveway to front door
38	x			storm doors
39			x	storm drains
40			x	street curbing
41			x	street lights (Duke Energy)
42			x	streets and signs
43	x			sunrooms

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No.	Owner	HOA*	City	Item
44	x			termite damage
45		x		termite inspection and control treatment
46	x			trees/shrubs installed by homeowner (not original) including plantings on side/back of home
47		x		trees/shrubs, grass originally installed in front yard by Declarant or HOA
48	x			vent pipe covers, dryer & exhaust fan vents (replacement & cleaning)
49	x			vinyl siding & trim (maintenance and small repairs/minor replacements)
50		x		vinyl siding & trim (major replacement per Reserve Study)
51			x	water lines (mains) from street to meter
52	x			water lines from meter to home
53			x	water meter & in-ground box
54	x			water spigots
55	x			weather-stripping
56	x			window pane/sash, window screens
57	x			Maintenance, repairs, or replacement caused through the willful negligent act of the owner, his family, or guests, or invitees or is caused by fire, lightning, windstorm, hail, tree damage, vehicles or smoke, as defined and explained in the NC Standard Fire & Extended Coverage insurance policies.

* Per Article IV, Section 1 of the Second Tier Declaration of Covenants, Conditions and Restrictions for Saddle Brook (one-story towns) in Guilford County Book R6568, Pages 691-724. All other maintenance is the homeowner's responsibility.