

Maintenance Responsibilities List Oak Ridge Meadows December, 2016

HIGHLIGHTED SECTIONS ARE IDENTIFIED IN THE DECLARATIONS

#	Homeowner	Association	List
1	X		air conditioning and heating equipment HVAC
2	X		bay windows including all wood and glass on entire bay window
3		X	brick
4		X	chimney caps
5	X		chimney flue pipe - cleaning for safe operation of fireplace
6		X	common areas including driveways, parking lots, & curbing
7	X		crawl space including insulation, vapor barrier, mold remediation
8	x		crawl space door
7	X		decks - including railing, supports & steps
8	X		door bells
9	X		doors including, front, back, garage, and storage room
10		X	driveways
11		X	drainage on common area
12	X		drainage on individual homeowner lot
13	X		dryer exhaust vent - cleaning
14		X	dryer vent covers - replacement
15	X		electrical outlets/outside
16	X		exterior doors
17	X		exterior front and back house lights plus security lights
18		X	exterior siding & trim
19		X	fencing separating units in back
20	X		fencing around individual patios
21	X		flag holder/bracket
22	x		foundation vents
23	X		glass surfaces (Inc: storm doors, windows, front door panels & sidelights)
24		X	gutters and downspouts
25		X	handrails
26	X		hardware on all exterior doors
27		X	house numbers
28	X		interior repairs as a result of roof leak or water penetration
29		X	lamp posts
30		X	lawns
31	X		light bulbs
32		X	mailboxes/kiosks
33		X	painting exterior doors and wooden trim/siding
34	X		patios
35		X	plant replacement upon approval
36	X		plumbing -- internal problems beginning at entry into home
37		X	roof maintenance & replacement (shingles, vents)
38	X		roof or siding where satellite dish is mounted
39		X	room additions/sun porches WHICH ARE ORIGINAL CONSTRUCTION -(see website for
40	X		room additions/sun porches-Not original construction
41		X	round vents on soffits
42	X		screens (windows & doors)
43	X		screen doors
44		X	main sewer line
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 line blockage of individual line (from townhome to point it enters main sewer line)
47		X	shutters
48		X	sidewalks
49		X	skylights (Interior damage is Homeowner Resp)
50		X	sprinkler system
51	X		storm doors
52		X	streets
53		X	street lights
54		X	steps
55		X	stoops
56	X		subsurface water leakage/damage into basement or crawl areas
57		X	trees & shrubs
58	x		utility lines, fixtures and/or connections required to provide light, power, telephone service to lot
59		X	main water line
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		window casings and sashes
65	X		if the need for maintenance, repairs or replacement caused by fire, lightning, windstorm, hail, explosion, riot, strike, civil commotion, aircrafts, vehicles, and smoke (insurance claim)
66	X		if the need for maintenance, repairs or replacement caused through willful negligence act of the owner, his family, guest or invitees