

**Southern Gates
Maintenance Responsibilities List**

updated 10/11/2017

#	Homeowner	Association	Item
1	X		air conditioning & heating equipment
2		X	aprons
3	X		area within a fenced in patio
4		X	brick veneer
5	X		brick lattice walls (garbage corals)
6	X		ceiling fans
7		X	brick columns at entrance (common area)
8		X	common area elements
9	X		covered porch
10	X		crawl space
11	X		crawl space doors
12	X		doors
13	X		door bells
14		X	doorsteps
15		X	driveways
16	X		electrical outlets
17		X	entrance ways
18		X	exterior building surfaces including siding
19	X		exterior doors & hardware (replacement)
20	X		exterior front & back house lights
21		X	exterior siding & trim
22	X		fences
23	X		fixtures to provide water, light, power, telephone
24	X		flower boxes
25		X	foundations for stoops and porches
26	X		garage doors & hardware
27	X		glass surfaces (storm doors & windows and sidelights)
28	X		glass surfaces (sidelights)
29		X	grassed areas
30		X	gutters & downspouts
31		X	house numbers
32	X		hvac equipment, lines, ducts
33	X		improvements within a fenced in area, individual lot, or Ltd Common Element
34	X		interior repairs to inside of dwelling
35	X		interior repairs as a result of a roof leak or water penetration
36		X	landscaping
37	X		landscaping located with a fenced in area
38	X		locks on doors
39		X	mailboxes & posts
40		X	painting of exterior doors, exterior surfaces & trim
41	X		patios (covered & uncovered)
42		X	roofs
43	X		screened porches
44	X		screens for doors, windows, and porches
45	X		sewer line - cleaning of individual line serving a home
46		X	sewer lines - repair all lines (main and individual)
47		X	sewer lines - cleaning of main sewer lines in common area
48		X	sidewalks
49		X	siding
50	X		skylights
51		X	steps & stoops (front primary entrance)
52	X		steps & stoops (other than front entrance)
53		X	storm water underground filtering devices (watershed)
54	X		storm doors
55		X	street lights
56		X	streets
57	X		structural components of Dwellings other than the roofs and siding
58		X	termite inspection (annual)
59	X		termite damage/repairs
60		X	trees and shrubs (remove and replace any diseased)
61	X		utility fixtures/connections for water, light, power, telephone,sewage,sanitary service
62	X		vent pipe cleaning
63		X	vent pipe covers
64	X		water lines from point of entry and inside of home
65		X	water lines in common area to point of entry into townhome
66	X		water faucets
67	X		window frames & sashes
68	X		window panes
69	X		Maintenance, repairs, or replacement caused through the willful negligent act of the owner, his family, or guest (fire, lightening, windstorm, hail, explosion, etc.)

Items in bold listed in the Declaration of Covenant