

**The Village at Windsor Park HOA  
Maintenance Responsibilities List**

#	Homeowner	Association	Item	revised 7/22/2015
1	X		air conditioning and heating equipment HVAC & concrete pad	
2	X		alarm systems	
3	X		awnings (prior approval required)	
4	X		benches	
5		X	brick work on homes	
6		X	chimneys, including wash and caps	
7		X	common areas	
8	X		<b>crawl space</b>	
9		X	crawl space doors	
10	X		<b>decks and wood railings in excess of \$200.00 in repairs</b>	
11		X	<b>decks and wood railings scheduled cleaning/repairs up to \$200.00</b>	
12	X		<b>deck replacement (prior approval required)</b>	
13	X		door bells	
14	X		<b>driveways, driveway aprons, walkways</b>	
15	X		dryer vent - cleaning inside vent	
16	X		electrical outlets	
17	X		exterior doors (prior approval required)	
18	X		exterior door hardware	
19	X		exterior front & back house lights	
20		X	exterior siding & trim	
21	X		Fencing on individual lots	
22	X		fixtures to provide water, light, power, telephone	
23	X		Foundation or settling problem	
24	X		Foundation vents	
25	X		garage doors	
26	X		garage door openers	
27	X		gas grills	
28	X		<b>glass surfaces (storm doors &amp; windows)</b>	
29		X	grounds	
30		X	gutter cleaning	
31		X	<b>gutters &amp; downspouts</b>	
32	X		house numbers painted on curb	
33	X		interior repairs as a result of a roof leak or water penetration	
34		X	lamp posts	
35	X		lattice work under decks	
36		X	lawns	
37	X		light bulbs	
38		X	mailboxes	
39		X	main sewer lines	
40		X	meters	
41		X	<b>painting</b>	
42		X	<b>painting / staining of front door during regular painting schedule</b>	
43	X		<b>painting / staining of front door between regular schedule</b>	
44	X		<b>plant &amp; tree removal &amp; replacement including Class A tree pruning</b>	
45	X		plumbing	
46		X	railings	
47		X	<b>roof maintenance ( shingles, vents, flashing) up to \$250.00 per year</b>	
48	X		<b>roof maintenance ( shingles, vents, flashing) in excess of \$250.00 per year</b>	
49	X		<b>roof replacement (prior approval of HOA required)</b>	

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50	X		room additions (prior approval required)	
51	X		screened porches (prior approval required)	
52	X		screens	
53	X		screen doors	
54	X		sewer line cleaning and repair of individual line	
55		X	sewer line cleaning and repair of main line	
56	X		sidewalks	
57	X		skylights	
58	X		solar tubes	
59		X	sprinkler system (master)	
60	X		sprinkler system on individual lot	
61	X		stationery windows - entire window including sash	
62	X		storm doors	
63		X	street lights	
64	X		stone flower beds (prior approval required)	
65	X		stepping stones (prior approval required)	
66		X	steps	
67		X	streets & curbing	
68	X		subsurface leakage into crawl space	
69	X		surfaces added by owner (patio, trellis, screened porch, etc)	
70	X		trees & shrubs (maintenance, fertilization, pruning, upkeep)	
71	X		trellis	
72	X		utility lines, fixtures and /or connections required to provide light,power,telephone service to lot	
73	X		water lines from meter to house	
74		X	water lines to the individual meters	
75	X		water spigots	
76	X		window sash	
77	X		Maintenance, repairs, or replacement caused through the willful negligent act of the owner, his family, guest or invitees	
78	X		Maintenance, repairs, or replacement caused by fire, lightning, windstorm, hail, explosion, riot, strike, civil commotion, aircrafts, vehicles, and smoke (insurance claim)	
Items in yellow listed in the Declaration of Covenant or Amendment				