

**Wynston Park HOA  
Maintenance Responsibilities List**

#	Homeowner	Association	Item	revised 7/19/15
1	X		air conditioning and heating equipment HVAC & concrete pad	
2		X	brick on exterior of buildings	
3		X	common areas	
4	X		door bells	
5	X		dryer vent - cleaning inside vent	
6		X	dryer vent covers	
7		X	dumpsters	
8	X		electrical outlets front and back	
9	X		exterior doors	
10	X		exterior door hardware	
11	X		exterior front & back house lights	
12		X	exterior siding & trim	
13	X		fixtures to provide water, light, power, telephone	
14	X		glass surfaces (storm doors & windows)	
15		X	grounds	
16		X	gutters & downspouts	
17	X		hardware on all doors	
18		X	house number	
19	X		interior repairs as a result of a roof leak or water penetration	
20		X	lamp posts	
21		X	lawns	
22	X		light bulbs	
23		X	mailboxes & housing	
24	X		meters	
25		X	painting of exterior doors & wooden trim	
26		X	parking areas	
27		X	plant replacement	
28	X		plumbing (interior)	
29		X	roof maintenance & replacement ( shingles, vents)	
30		X	soffits	
31	X		screens (porches, window & door)	
32	X		screen porches	
33	X		security lights	
34		X	sewer line (cleaning of main line only)	
35	X		Sewer lines (cleanng of individual sewer line from main line to townhome)	
36		X	sewer lines & cleanouts (repair and replacement of lines)	
37		X	shutters	
38		X	sidewalks	
39	X		storm doors	
40		X	street lights	
41		X	trees & shrubs	
42	X		water line from meter to house	
43		X	water line from main line to individual meter	
44	X		water spigots	
45	X		weather stripping	
46	X		Maintenance, repairs, or replacement caused through the willful negligent act of the owner, his family, guest or invitees	
47	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				