

MAPLE RIDGE -- Maintenance Responsibility List for Townhome Owners

8/1/2017			
Line #	Homeowner	Association	List
1	X		air conditioning and heating equipment HVAC
2	X		alarm systems
3	X		attic fans (require architectural approval)
4	X		bay windows
5		X	brick work on townhomes
6	X		ceiling fans
7		X	chimney caps
8	X		chimney flue pipe - cleaning for safe operation of fireplace
9		X	common areas
10	X		cost of HOA performed maintenance, repairs or replacement of common elements caused through accident or negligence of homeowner
11		X	curbing
12		X	debris cleaning of parking areas and walkways
13	X		decks, including railing, supports and steps
14	X		door bells
15	X		doors including front, back, garage and storage room
16		X	drainage on individual homeowner lot
17		X	driveways (except if damaged through homeowner accident or neglect)
18	X		dryer exhaust vents - cleaning
19		X	dryer vent covers - replacement
20	X		electrical outlets (outside)
21		X	erosion control and water diversion away from townhomes
22	X		exterior doors (requires architectural approval)
23	X		exterior front and back houses lights, plus security lights
24	X		exterior house lights over garage, at front door and at back door
25		X	exterior siding and trim
26	X		fencing and gate around individual patios
27	X		flag holder/bracket
28		X	front concrete porch (stoops)

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29	X		garage doors, hardware, exterior key pads and openers
30	X		glass surfaces; including storm doors, windows, French doors, sliding doors, front door panels and sidelights
31		X	gutters and downspouts (cleaning and replacement)
32		X	handrails (only those with original construction)
33	X		hardware on all exterior doors
34		X	house numbers
35	X		interior repairs as a result of roof leak or water penetration
36		X	irrigation system (front entrance)
37		X	lamp posts
38		X	lawns
39	X		light bulbs
40	X		locks on doors
41		X	mailboxes, posts and kiosks
42		X	painting exterior doors, garage door, and wooden trim/siding
43		X	parking areas
44	X		patios
45	X		patio awnings or umbrellas
46		X	plant replacement upon approval
47	X		plumbing; internal problems beginning at entry into home
48	X		rain diverters
49		X	retaining walls
50		X	roof maintenance and replacement (shingles, vents)
51	X		roof or siding where satellite dish is mounted
52	X		room additions, i.e. sun porches that are not original construction
53		X	vents on soffits
54	X		screens (windows and doors)
55	X		screen doors
56		X	sewer line -- main sewer lines throughout the community
57		X	sewer line - repair of actual piping (cracks or broken pipes) from main line to point of entry into the townhome
58	X		sewer line - clean out of individual line from the townhome to the point where it enters the main sewer line. NOTE: if a blockage occurs and the cause is determined to be roots and is verified by the association's plumber, reimbursement for the cleanout (up to \$250) will be made to the homeowner.
59	X		shrubby, plants and flowers planted by the homeowner

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60		X	shutters
61		X	sidewalks (to front porch, except if damaged through homeowner accident or neglect)
62		X	sidewalks on common areas
63		X	signage
64		X	snow removal (at the discretion of the Board president)
65		X	soffit repair and replacement
66		X	sprinkler system at entrance
67	X		storm doors (require architectural approval)
68		X	street lights
69		X	street signs
70		X	streets
71		X	steps
72		X	storm drains
73		X	trees and shrubs in common areas
74	X		trees and shrub inside fenced back yard or patio
75	X		trees, shrubs, flowers planted by homeowner (require approval from landscape committee)
76	X		utility lines, fixtures and/or connections required to provide light, power, telephone service to lot
77	X		vent pipe cleaning or repair of pipe
78		X	vent pipe covers, dryer and exhaust fan vents
79		X	water lines to point of entry into townhome
80	X		water meters (homeowner to contact City to repair and/or replace)
81		X	water meter boxes
82	X		water spigots
83	X		weather stripping
84	X		window replacement
85	X		window casings and sashes repair or replacement
86	X		maintenance, repairs or replacement caused by fire, lightning, windstorm, hail, explosion, riot, strike, civil commotion, aircrafts, vehicles and smoke (insurance claim)
87	X		maintenance, repairs or replacement caused through willful negligence act of the owner, tenant, family, guests or invitees
<p>Note: Single family homeowners may want to use the above list as a guide to all there is to do in a home. Please note that you are responsible for everything that both the Association and the Townhome owner are responsible for. In the case of plumbing, single family homeowners are responsible for all interior and exterior plumbing up to the main line near the curb.</p>			