

MAPLE RIDGE -- Maintenance Responsibility List for Townhome Owners			
			January 2021
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, storage room and storm doors (all require advanced architectural approval)
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		electrical outlets (outside)
20	X		erosion control and water diversion away from townhomes
21	X		exterior front and back houses lights, plus security lights
22	X		exterior house lights over garage, at front door and at back door
23		X	exterior siding and trim
24	X		fencing and gate around individual patios
25	X		flag holder/bracket
26		X	front concrete porch (stoops)
27	X		garage doors, hardware, exterior key pads and openers
28	X		glass surfaces; including storm doors, windows, French doors, sliding doors, front door panels and sidelights

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29		X	gutters and downspouts (one-time annual cleaning)
30		X	gutters and downspouts replacement
31		X	handrails (only those with original construction)
32	X		handrails new installation (requires advanced architectural approval)
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 (repair, cleaning and removal of yard debris and leaves)
45	X		patio awnings or umbrellas
46	X		pest control (roaches, ants, silverfish, crickets, mice, rats, bees, snakes)
47		X	plant replacement upon approval
48	X		plumbing; internal problems beginning at entry into home
49	X		rain diverters
50		X	retaining walls
51		X	roof maintenance and replacement (shingles, vents)
52	X		roof repair due to storm damage
53	X		roof or siding where satellite dish is mounted
54	X		room additions, i.e. sun porches that are not original construction requires advanced architectural approval
55	X		screens (windows and doors)
56	X		screen doors
57		X	sewer line -- main sewer lines throughout the community
58		X	sewer line - repair of actual piping (cracks or broken pipes) from main line to point of entry into the townhome
59	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.
60	X		shrubby, plants and flowers planted by the homeowner

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61		X	shutters
62		X	sidewalks (to front porch, except if damaged through homeowner accident or neglect)
63		X	sidewalks on common areas
64		X	signage
65		X	snow removal (at the discretion of the Board president)
66		X	soffit repair and replacement
67		X	street lights
68		X	street signs
69		X	streets
70		X	steps
71		X	storm drains
72		X	termite treatment and annual inspection
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 covers, dryer and exhaust fan vents
78		X	vents on soffits
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		HOME DAMAGE - maintenance, repairs or replacement caused by fire, lightning, windstorm, hail, explosion, riot, strike, civil commotion, aircrafts, vehicles and smoke (insurance claim)
87	X		NEGLIGENCE - 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 as a single family homeownre, you are responsible for everything that both the Association and the Townhome owners 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>			