

Jordan Creek Maintenance Responsibilities List

updated 7.15.2020		Items in bold listed in the Declaration of Covenant	
#	Homeowner	Association	Item
1	X		air conditioning & heating equipment
2		X	brick veneer
3	X		brick lattice walls (garbage corals)
4		X	brick columns at entrance (common area)
5		X	common area elements
6	X		crawl space
7	X		crawl space doors
8	X		doors
9	X		door bells
10		X	driveways
11	X		electrical outlets
12		X	exterior building surfaces
13	X		exterior doors & hardware (replacement)
14	X		exterior front & back house lights
15		X	exterior siding & trim
16	X		fences
17	X		fixtures to provide water, light, power, telephone
18	X		garage doors & hardware
19	X		glass surfaces (storm doors & windows and sidelights)
20	X		glass surfaces (sidelights)
21		X	grassed areas
22		X	gutters & downspouts
23		X	house numbers
24	X		hvac equipment, lines, ducts
25	X		improvements within a fenced in area, individual lot, or Ltd Common Element
26	X		interior repairs to inside of dwelling
27	X		interior repairs as a result of a roof leak or water penetration
28		X	landscaping
29	X		landscaping located with a fenced in area
30	X		locks on doors
31		X	mailboxes & posts
32		X	painting of exterior doors, exterior surfaces & trim
33	X		patios (covered & uncovered)
34		X	roofs
35	X		screened porches
36	X		screens for doors, windows, and porches
37	X		sewer line - cleaning of individual line serving a home
38		X	sewer lines - repair all lines (main and individual)
39		X	sewer lines - cleaning of main sewer lines in common area
40		X	sidewalks
41		X	siding
42		X	steps & stoops (front primary entrance)
43	X		steps & stoops (other than front entrance)
44	X		storm doors
45		X	street lights
46		X	streets
47	X		structural components of Dwellings other than the roofs and siding
48	X		termite inspection (annual)
49	X		termite damage/repairs
50	X		termite protection
51		X	trees and shrubs (remove and replace any diseased)
52	X		utility fixtures/connections for water, light, power, telephone,sewage,sanitary service
53	X		vent pipe cleaning
54		X	vent pipe covers
55	X		water lines from point of entry and inside of home
56		X	water lines in common area to point of entry into townhome
57	X		water faucets
58	X		weatherstripping
59	X		window frames & sashes
60	X		window panes
61	X		In the event that the need for maintenance, repair, and replacment is caused through the willful or negligent act of the Owner, his family, guests, or invitees, the cost of such maintenance, replacement or repairs, shall be added to and become a part of the assessment to which such Lot is subject.