

FRIENDLY WEST MAINTENANCE RESPONSIBILITY LIST

7/2017

	Homeowner	Association	Item
<input type="checkbox"/>	X		alarm system
<input type="checkbox"/>	X		attic vent fans
<input type="checkbox"/>	X		awnings
<input type="checkbox"/>			brick work
<input type="checkbox"/>		X	*brick front sidewalks to homes
<input type="checkbox"/>		X	*brick front porch and steps
<input type="checkbox"/>	X		*brick raised patios, enclosures and steps
<input type="checkbox"/>	X		*brick patios and enclosures added by homeowner
<input type="checkbox"/>	X		*brick walks added by homeowner
<input type="checkbox"/>	X		chimney caps
<input type="checkbox"/>		X	common areas
<input type="checkbox"/>	X		door bells
<input type="checkbox"/>	X		electrical outlets
<input type="checkbox"/>	X		exterior doors and hardware
<input type="checkbox"/>	X		exterior front and back house lights
<input type="checkbox"/>	X		exterior siding and trim
<input type="checkbox"/>	X		fences, walls and other improvements
<input type="checkbox"/>	X		fixtures to provide water, light, power, telephone
<input type="checkbox"/>	X		garage doors & hardware
<input type="checkbox"/>	X		glass (storm doors & windows
<input type="checkbox"/>	X		gutters & downspouts & diverters
<input type="checkbox"/>		X	*association cleans 2 times a year
<input type="checkbox"/>		X	house numbers
<input type="checkbox"/>	X		hvac equipment, lines, ducts
<input type="checkbox"/>	X		interior repairs as a result of a roof leak or water penetration
<input type="checkbox"/>		X	lighting in common areas
<input type="checkbox"/>	X		locks on doors
<input type="checkbox"/>		X	mailbox housing

	Homeowner	Association	Item
		X	main sewer lines
<input type="checkbox"/>		X	painting of exterior surfaces, decks, railings, supports, steps, doors & trim
<input type="checkbox"/>	X		painting of inside surfaces of screened or enclosed decks
<input type="checkbox"/>		X	parking areas & paved surfaces of all drives
<input type="checkbox"/>	X		patios (covered and uncovered)
<input type="checkbox"/>		X	retaining walls
<input type="checkbox"/>	X		roofs
<input type="checkbox"/>	X		screens
<input type="checkbox"/>		X	sewer lines from clean out plugs on
<input type="checkbox"/>	X		sewer line from "clean out" to Townhome
<input type="checkbox"/>	X		shrubbery, plants & flowers planted by the homeowner
<input type="checkbox"/>		X	sidewalks & curbing on common areas
<input type="checkbox"/>	X		storm doors & windows
<input type="checkbox"/>		X	street lights
<input type="checkbox"/>		X	trees, shrubs and grass in Common Areas
<input type="checkbox"/>		X	utility and drainage lines and pipes on Common Areas
<input type="checkbox"/>	X		utility boxes and connections not maintained by City of G'boro
<input type="checkbox"/>	X		vent duct cleaning
<input type="checkbox"/>	X		vent duct covers
<input type="checkbox"/>	X		water lines from point of entry through exterior wall into Townhouse or under structure
<input type="checkbox"/>	X		water spigots on Townhouse
<input type="checkbox"/>		X	water spigots on Common Areas
<input type="checkbox"/>	X		windows
<input type="checkbox"/>	X		Maintenance, repairs or replacement caused through the willful negligent act of the owner, his family, guest or invitees
<input type="checkbox"/>	X		Maintenance, repairs or replacement caused by fire, lightning, windstorm, hail, explosion, riot, strike, civil commotion, aircrafts, vehicles, and smoke.