

**Pennfield Homeowners Association  
Maintenance Responsibilities List**

#	Homeowner	Association	Item	updated July 9, 2020
1	X		<b>air conditioning and heating equipment</b>	
2	X		awnings and associated hardware	
3		X	brick/vinyl unit divider walls	
4		X	columns	
5		X	common areas	
6	X		crawlspace, including framing	
7		X	crawlspace doors	
8		X	decks, handrails, steps and support structure	
9	X		door bells	
10		X	drainage areas with stone	
11	X		<b>driveways</b>	
12	X		driveway and sidewalk expansion joint filler	
13	X		electrical outlets	
14	X		<b>exterior doors</b>	
15	X		<b>exterior door hardware</b>	
16	X		exterior front & back house lights	
17		X	exterior siding & trim	
18		X	fences separating units (common area)	
19	X		fixtures to provide water, light, power, telephone	
20	X		<b>garage doors</b>	
21	X		<b>garage door hardware</b>	
22	X		<b>garage door openers</b>	
23		X	gazebo	
24	X		<b>glass surfaces (storm doors &amp; windows)</b>	
25		X	<b>grounds</b>	
26		X	<b>gutters &amp; downspouts</b>	
27		X	house numbers	
28	X		interior repairs as a result of a roof leak or water penetration	
29		X	irrigation system in common areas	
30	X		<b>locks on doors</b>	
31		X	mailboxes & posts	
32		X	main sewer lines	
33		X	painting of exterior doors & wooden trim	
34		X	patios (which have not been modified by owner)	
35	X		patios motified by owner	
36		X	<b>roofs</b>	
37	X		roof power ventilators	
38	X		<b>screened porches</b>	
39	X		<b>screen doors</b>	
40	X		<b>sewer line - repair &amp; cleaning of individual line from main to house</b>	
41		X	sewer line - main line	
42		X	shutters	
43	X		<b>sidewalks, private individual walks from driveway to porch made of concrete, pavers, brick</b>	
44		X	<b>sidewalks on common property</b>	
45		X	skylights / solar tubes	
46	X		<b>storm doors</b>	
47		X	street lights (contact Duke Power for lights out)	
48		X	streets, curbing, sidewalks, public	
49		X	<b>steps, exterior</b>	
50		X	<b>trees, shrubs, grass installed during original construction by Builder, Developer, Declarant</b>	
51	X		vents, dryer and exhaust fan cleaning	
52		X	vents, dryer and exhaust fan covers	
53		X	walls, landscaping-brick, stone, rock	
54	X		water lines from meter to house	
55		X	water lines from street to meter	
56		X	water meter (owner should contact city of High Point)	
57	X		outside water spigots	
58	X		<b>window or door screens</b>	
59	X		<b>weather stripping at doors and windows</b>	
60	X		<b>Maintenance, repairs, or replacement caused through the willful negligent act of the owner, his family, guest or invitees</b>	
61	X		<b>Maintenance, repairs, or replacement caused by fire, lightning, windstorm, hail, explosion, riot, strike, civil commotion, aircrafts, vehicles, and smoke</b>	
62	X		<b>Maintenance, repairs, or replacement caused by homeowner's failure to maintain their lot and exterior of dwelling in a manner consistent with other lots and dwellings within the Properties. The Association will provide such maintenance and charge back to owner as part of their assessment</b>	
<b>Items in bold &amp; yellow listed in the Declaration of Covenant and Amendments</b>				