

Park Place Townhomes			
Maintenance Responsibilities List		January 2011	
#	Homeowner	Association	Item
	x		alarm systems
	<b>x</b>		<b>attic vent fans</b>
		x	brick work on Common Area
		x	chimney caps
	x		cleaning of chimney flue pipes
		<b>x</b>	<b>common areas</b>
	x		doors - repair/replacement
	x		door bells
		x	driveways & curbing
	x		electrical outlets
		x	entrance steps & handrails
	<b>x</b>		<b>exterior doors &amp; hardware</b>
	x		exterior front & back house lights
		<b>x</b>	<b>exterior building surfaces</b>
		<b>x</b>	exterior wood trim including trim around windows
	x		fences & gates (patios and privacy fences)
	x		fixtures to provide water, light, power, telephone
	<b>x</b>		<b>glass surfaces</b>
		<b>x</b>	<b>gutters &amp; downspouts</b>
		x	house numbers
	x		hvac equipment, lines, ducts
	x		interior repairs as a result of a roof leak or water penetration
		x	lighting in common area
		x	mailbox housing
		x	main sewer lines on common area up to individual unit cleanouts
		<b>x</b>	<b>painting and repairing of the exterior</b>
		x	painting of exterior doors & wooden trim
	<b>x</b>		<b>patios</b>
	x		interior plumbing repairs (all)
		x	retaining walls
		<b>x</b>	<b>roofs</b>
	<b>x</b>		<b>screens (window and door)</b>
		x	security lighting
	x		shutters - repair/replacement
		x	siding - repair/replacement
	<b>x</b>		<b>storm doors &amp; windows</b>
		x	street repair
	<b>x</b>		<b>subsurface leakage into basement areas or crawl spaces</b>
		x	parking lot
		<b>x</b>	<b>trees, shrubs, and grass</b>
	x		vent pipe cleaning
		<b>x</b>	<b>walks</b>
		x	water & sewer lines on Common Area up to individual cleanouts
	x		water spigots (outside)
	x		window sashes and casings
	<b>x</b>		<b>wooden decks or any portion thereof, incl. railings, supports &amp; steps</b>
	X		<b>Maintenance, repairs, or replacement caused through the willful negligent act of the owner, his family, guest or invitees</b>
	X		<b>Maintenance, repairs, or replacement caused by fire, lightning, windstorm, hail, explosion, riot, strike, civil commotion, aircrafts, vehicles, and smoke</b>
<b>Items in bold listed in the Declaration of Covenant.</b>			
Items not in bold are from the Homeowner/Resident Handbook.			
Items with no "X" are not designated in either document.			