

**Quarterpath Trace Maintenance Responsibilities List**  
**Maintenance Responsibilities List**

#	Homeowner	Association	Item	Revised: February, 2019
1	X		additions/improvements to homes	
2	X		air conditioning and heating equipment	
3		X	common areas at mailboxes, gazebo, around retention pond, etc.	
4	X		decks-handrails, supports, steps - excluding handrails by sidewalks	
5	X		door bells	
6		X	driveways - excluding cracks	
7	X		electrical outlets	
8		X	exterior building surfaces	
9	X		exterior door hardware	
10	X		exterior doors	
11	X		exterior front & back house lights	
12		X	exterior siding & trim- repair and power washing	
13	X		fixtures to provide water, light, power, telephone	
14	X		garage door operation/openers	
15		X	garage doors - painting of original wooden doors	
16	X		glass surfaces (storm doors, windows, and front door sidelights)	
17		X	grounds - lawns, common areas	
18		X	gutters & downspouts repair/replacement of 4" originals	
19		X	handrails by sidewalks at 200 -212 Quarterpath Lane	
20		X	house numbers attached to houses	
21	X		individual sewer line (from clean out to home)	
22	X		interior repairs as a result of a roof leak or water penetration	
23	X		locks on doors	
24		X	mailboxes kiosk, (USPS responsible for boxes)	
25	X		maintenance, repairs or replacement caused through the willful negligence of the owner, family, guests or invitees or caused by fire, lighting, windstorm, hail, explosion, riot, strike, civil commotion, aircraft, vehicles or smoke	
26		X	meters	
27		X	on street parking including paving/stripping/numbering at 200-212, 300-305 Quarterpath Lane	
28		X	painting of exterior doors & wooden trim on regular painting schedule	
29	X		patios	
30	X		roof power ventilators	
31		X	roofs- replace and repair	
32	X		screen doors	
33		X	shutters - paint and repair	
34		X	sidewalks- repair and replace	
35		X	skylights (installed during original construction)	
36		X	steps/stoops leading to entrances	
37	X		storm doors	
38		X	street lights - Duke Energy	
39		X	streets are the responsibility of the Town of Jamestown	
40	X		subsurface leakage into crawlspace	
41		X	trees, shrubs, and grass	
42	X		utility lines, fixtures and /or connections required to provide light, power , telephone, sewage /sanitary service to lot	
43	X		water lines from meter to house	
44		X	water lines to the individual meters	
45	X		water spigots	
46	X		window or door screens	

**Items in yellow are listed in the Declaration of Covenant**