

Tanner Woods Association Maintenance Responsibilities List

#	Homeowner	Association	Item
1		X	brick walls separating condos and low brick patio walls
2		X	brick & stonework on buidlings
3		X	block retaining walls
4		X	common areas
5	X		condensation lines from AC unit
6		X	curbs and storm drains
7		X	decks & handrails
8	X		doors & hardware (replacement) and kickplates
9	X		door bells
10		X	driveways
11	X		electrical outlets
12		X	exterior post lights
13	X		exterior house lights over garage,at front door, at back door
14		X	exterior vinyl siding & trim
15	X		fixtures to provide water, light, power, telephone
16		X	foundation wells and foundation vents
17		X	gazebo
18	X		garage doors & hardware and exterior key pads and openers
19	X		glass (storm doors & windows) and french doors
20		X	gutters, downspouts, extension pipes, and rain diverters
21		X	house numbers
22	X		hvac equipment, lines, ducts
23	X		individual sewer line
24	X		interior repairs as a result of a roof leak or water penetration
25		X	irrigation system
26	X		locks on doors
27		X	mailboxes & posts
28		X	main sewer lines
29	X		meters
30		X	painting of exterior doors & wooden trim
31		X	parking areas
32	X		patios
33		X	retaining walls
34		X	roofs (shingles & copper)
35		X	roof power vents
36		X	sewer line (cleaning of main line only)
37	X		sewer lines (cleaning from cleanout to townhome)
38		X	sewer lines & cleanouts
39	X		screens
40		X	shutters
41		X	splashblocks
42	X		storm doors
43		X	street lights
44		X	streets and signs
45		X	trees, shrubs, and grass
46	X		utility fixtures/connections for water, light, power, telephone,sewage,sanitary service
47	X		vent pipe cleaning
48		X	vent pipe covers and dryer and exhaust fan vents
49		X	walks
50	X		water lines from meter to house
51		X	water lines to individual meters
52	X		water spigots
53	X		window panes
54	X		Maintenance, repairs, or replacement caused through
			the willful negligent act of the owner, his family, or guest

Items in bold listed in the Declaration of Covenant