

The Villas at New Garden			
Maintenance Responsibilities List May 2015 Revised 4/20/17 Revised 5/8/17			
#	Homeowner	Association	Item
1	X		alarm systems
2		X	brick work
3	X		ceiling fans
4		X	common areas, storm water drain systems and bio-cells
5	X		crawl space area including insulation
6		X	crawl space door
7		X	decks both covered and uncovered (repairs & staining) <small>staining/painting up to \$200</small>
8	X		door bells
9	X		electrical meter boxes
10	X		electrical outlets
11	X		exterior doors & hardware
12	X		exterior front & back house lights
13	X		exterior post lights
14		X	exterior building surfaces
15	X		fences installed by homeowner
16	X		fixtures to provide water, light, power, telephone
17		X	foundation vents
18		X	front porches and steps
19	X		glass surfaces
20		X	gutters, downspouts
21		X	handrails
22	X		house numbers
23	X		hvac equipment, lines, ducts
24	X		hvac - overflow lines on A/C units (in soffits)
25	X		lattice work
26		X	lighting in common area
27	X		locks on doors
28		X	mailboxes & numbers
29		X	main sewer & water lines of common area
30		X	painting & staining exterior
31		X	party walls - maintenance and reasonable repair (see listing below)
32		X	patios
33		X	pediments
34		X	planter boxes
35	X		plumbing problem (if within or under the town house)
36		X	rain diverters
37		X	retaining walls
38		X	Roadway including concrete curbing
39		X	roofs
40	X		screens both window and door
41	X		settling of foundation walls
42		X	sewer lines - repair or replacement of lines (both mail & individual)
43		X	sewer lines - clean out mainline
44	X		sewer lines - clean individual line
45	X		shrubbery, plants & flowers planted by the homeowner
46		X	shutters
47		X	sidewalks & curbing on common area <small>(no chemicals)</small>
48		X	splash blocks
49		X	steps, walks, driveways and other exterior improvements <small>(Reference 62)</small>
50	X		storm doors
51	X		subsurface leakage into basements or crawl spaces
52		X	patios (except when it is painted, bricked or enclosed)
53		X	parking lot
54		X	trees, shrubs, and grass in common areas planted by HOA <small>HOA will not replace dead trees</small>
55	X		utility boxes and connections
56	X		vent pipe cleaning
57		X	vent pipe covers (repair or replacement)
58		X	water lines in common area up to individual water meter
59	X		water lines from individual water meter to townhome (individual line)
60	X		water spigots
61	X		windows (including sidelights and transoms)
62	X		Maintenance, repairs, or replacement caused through the willful negligent act of the owner, his family, guest or invitees <small>no chemicals to be used on driveways</small>
63	X		Maintenance, repairs, or replacement caused by fire, lightning, windstorm, hail, explosion, riot, strike, civil commotion, aircrafts, vehicles, and smoke
Items in bold listed in the Declaration of Covenant.			