

Stone Gables at Forest Oaks			
Maintenance Responsibilities List		January 2016	
#	Homeowner	Association	Item
1	X		alarm systems
2		X	brick work
3	X		ceiling fans
4		X	common areas, storm water drain systems and retention pond
5	X		door bells
6		X	driveways
7	X		electrical meter boxes
8	X		electrical outlets
9	X		exterior doors & hardware (replacement)
10	X		exterior front & back house lights
11		X	exterior post lights
12		X	exterior building surfaces
13	X		fences installed by homeowner
14	X		fixtures to provide water, light, power, telephone
15		X	front porches and steps
16	X		gas meters
17	X		gate on brick walls around patio
18	X		glass surfaces
19		X	gutters, downspouts
20		X	handrails
21		X	house numbers
22	X		hvac equipment, lines, ducts, condensation lines
23		X	landscaping
24		X	lighting in common area
25	X		locks on doors
26		X	mailboxes & numbers
27		X	main sewer & water lines of common area
28		X	painting & staining exterior surfaces
29		X	patios
30	X		plumbing problem inside home or on house side of meter
31		X	retaining walls
32		X	roadway including concrete curbing
33		X	roofs
34	X		screens both window and door
35	X		screened porch
36	X		settling of foundation
37		X	sewer lines - repair or replacement of lines (both mail & individual)
38		X	sewer lines - clean out mainline
39	X		sewer lines - clean individual line
40	X		shrubbery, plants & flowers planted by the homeowner
41		X	sidewalks & curbing on common area
42		X	siding
43		X	splash blocks
44		X	sprinkler system
45		X	steps, walks, driveways and other exterior improvements
46		X	stonework
47	X		storm doors
48		X	parking lot
49		X	trees, shrubs, and grass in common areas planted by HOA
50	X		utility boxes and connections
51	X		vent pipe cleaning
52		X	vent pipe covers (repair or replacement)
53		X	water lines in common area up to individual water meter
54	X		water lines from individual water meter to townhome (individual line)
55	X		water spigots
56	X		windows - glass
57	X		Maintenance, repairs, or replacement caused through the willful negligent act of the owner, his family, guest or invitees
58	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.			