

**MAPLE RIDGE HOMEOWNERS ASSOCIATION**  
**Frequently Asked Questions Concerning Maintenance of Your Property**

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**What does the Association maintain?**

1. All common areas
  - Roads, parking areas and curbing
  - Street lights
  - Mailbox kiosks
  - Entrances
  - Signage
  - Lawn, shrubbery, trees in common areas open to all homeowners
  - Garbage dumpster areas
2. Yards
  - Lawn, trees and shrubs in your front yard originally planted by the Association
  - Lawn in non-fenced back yards
  - Sidewalks and entrance steps and originally installed entrance hand rails
3. Townhomes
  - All exterior painting except decks and privacy fences
  - Care and replacement of original roofs, gutters, downspouts, exhaust vents, and shutters
  - Maintenance and replacement of chimney caps
  - Exterior brickwork around house. This does not include patios installed by homeowners.
  - House numbers
4. Plumbing
  - Water lines from the meter to the street
  - Sewer lines from the clean out toward the street

**What does the townhome owner maintain?**

1. Yards
  - Trees and shrubs in your back yard, even if it is not fenced.
  - Grass mowing in fenced back yards
  - Patios and privacy fences
  - Wooden decks in their entirety
  - Brick patios
  - Outside spigots
  - Front and back entrance lighting
2. Townhomes
  - Breakage repair of all glass surfaces to include: windows, doors, and bay windows, window sashes, window casing, window sills,

window screens, and all wood around windows, including bay windows.

- Repair and replacement of all doors, hardware on exterior doors, door screens, as well as door bells.
- Damage to roof due to satellite dish installation.
- All maintenance of any additions not of original construction including: roofs, roof vents, skylights, doors, siding, and all wood trim.
- Cleaning of chimney flue pipe for safe operation of fireplaces
- Cleaning of clothes dryer exhaust vent
- Heating and air conditioning units
- Maintenance, repair or replacement caused by fire, lightning, windstorm, hail, explosion, etc. (refer to covenants). Homeowners need to make certain that their individual homeowner's insurance policy provides coverage for such damage.

### 3. Plumbing

- All outside spigots
- Water and sewer lines inside the home
- Maintenance and repair of all bathroom fixtures
- Maintenance and repair of hot water heater
- Maintenance and repair of all kitchen appliances
- Water line from the meter to the house
- Sewer line from the clean out to the house

### **What does the single home owner maintain?**

- The single family homeowner is responsible to maintain the house inside and out.
- No exterior or other maintenance will be provided by the Association to single family residential lots or the residences thereof. In the case of plumbing, single home owners are responsible for all interior and exterior plumbing up to the main line near the curb. Thus, water line from the meter to the house and the sewer from the clean out to the house is the single family homeowner responsibility.

*For more detail, please refer to the **Maintenance Responsibility List** found on the Lambeth Management website – [www.lambethmanagement.com](http://www.lambethmanagement.com) -- under Maple Ridge.*