

**The Vineyard Homeowners Association
Maintenance Responsibilities List**

#	Homeowner	Association	Item	June 04, 2019
1	X		air conditioning and heating equipment	
2		X	columns	
3		X	common areas	
4	X		decks, handrails, steps and support structure	
5	X		door bells	
6		X	driveways	
7		X	driveway and sidewalk expansion joint filler	
8		X	dumpster pad & location	
9	X		electrical outlets	
10	X		exterior doors	
11	X		exterior door hardware	
12		X	exterior front house lights	
13	X		exterior back house lights	
14	X		exterior light bulb replacement	
15		X	exterior siding & trim	
16		X	fences separating units (common area)	
17	X		fixtures to provide water, light, power, telephone	
18	X		garage doors, hardware, & openers	
19	X		glass surfaces	
20		X	grounds	
21		X	gutters & downspouts	
22		X	house numbers	
23	X		interior repairs as a result of a roof leak or water penetration	
24	X		locks on doors	
25		X	mailbox kiosk	
26		X	main sewer lines	
27		X	painting of exterior doors & wooden trim	
28	X		patios	
29		X	retention pond	
30		X	roofs	
31		X	room additions	
32		X	screened porches	
33		X	screen doors	
34	X		sewer line - cleaning of individual line from main to house	
35		X	sewer line - cleaning of main line	
36		X	sewer line - all repairs and replacement of lines in common area	
37		X	shutters	
38		X	sidewalks on common property	
39		X	skylights on roofs	
40	X		storm doors	
41		X	street lights (contact Duke Power for lights out)	
42		X	streets, curbing, sidewalks	
43		X	steps, exterior	
44		X	trees, shrubs, grass	
45	X		vents, dryer and exhaust fan cleaning	
46		X	vents, dryer and exhaust fan covers	
47	X		retaining or landscaping walls, landscaping-brick, stone, rock	
48		X	water lines from common area to point of entry into house	
49	X		water lines on inside of home	
50	X		water meter (owner should contact city of High Point)	
51	X		outside water spigots	
52	X		window or door screens	
53	X		weather stripping at doors and windows	
54	X		Maintenance, repairs, or replacement caused through the willful negligent act of the owner, his family, guest or invitees	
55	X		Maintenance, repairs, or replacement caused by fire, lightning, windstorm, hail, explosion, riot, strike, civil commotion, aircrafts, vehicles, and smoke	
Items in bold & yellow listed in the Declaration of Covenant and Amendments				