

Chapel Watch Townhomes			
Maintenance Responsibilities List November 2021			
	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		patios both fenced and unfenced
6	X		door bells
7	X		electrical meter boxes
8	X		electrical outlets
9	X		exterior doors & hardware
10	X		exterior front & back house lights
11		X	exterior building surfaces
12	X		fences installed by homeowner
13	X		fixtures to provide water, light, power, telephone
14		X	foundation vents
15		X	front porches and steps
16	X		glass surfaces
17		X	gutters, downspouts
18		X	handrails
19	X		house numbers
20	X		hvac equipment, lines, ducts
21	X		hvac - overflow lines on A/C units (in soffits)
22	X		interior repairs due to a roof leak or water penetration
23	X		lattice work
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
29		X	party walls - maintenance and reasonable repair (see listing below)
30	X		patios
31	X		plumbing problem (if within or under the town house)
32		X	retaining walls
35		X	Roadway including concrete curbing
36		X	roofs
37	X		screens both window and door
38	X		settling of foundation walls
39		X	sewer lines - repair or replacement of lines (both mail & individual)
40		X	sewer lines - clean out mainline
41	X		sewer lines - clean individual line
42	X		shrubbery, plants & flowers planted by the homeowner
43		X	shutters
44		X	sidewalks & curbing on common area
46		X	splash blocks
47		X	steps, walks, driveways and other exterior improvements
48	X		storm doors
49		X	Streets *** HOA responsible for street maintenance
50		X	trees, shrubs, and grass in common areas planted by HOA
51	X		utility boxes and connections
52	X		vent pipe cleaning
53		X	vent pipe covers (repair or replacement)
54		X	water lines in common area up to individual water meter
55	X		water lines from individual water meter to townhome (individual line)
56	X		water spigots
57	X		windows (including sidelights and transoms)
58	X		Maintenance, repairs, or replacement caused through
59			the willful negligent act of the owner, his family, guest
			or invitees
60	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.			