

Guilford Colony			
Maintenance Responsibilities List			
#	Homeowner	Association	Item
1	X		additions/improvements to homes
2	X		air conditioning and heating equipment
3	X		attic vent fans
4	X		awnings
5		X	brick work - walkways, steps, and stoops (excluding walls around patios)
6	X		chimney caps
7		X	columns - front porch
8		X	common areas
9	X		crawl space
10		X	crawl space door
11	X		decks including railings,lattice,supports, handrails & steps
12	X		door bells
13		X	dormers
14		X	drainage on common area
15	X		drainage on individual homeowner lot
16	X		dryer exhaust vent - cleaning
17		X	dryer vent covers - replacement/repairs
18	X		edging around landscape beds
19	X		electrical outlets
20	X		exterior doors & hardware/locks
21	X		exterior front & back lights
22		X	exterior siding & trim (includes power washing)
23	X		fencing/gates of any size, shape or location
24	X		fixtures to provide water, light, power, telephone
25	X		foundations and foundation vents
26	X		glass surfaces (storm doors, windows, side lights)
27		X	grounds - lawn, common areas
28		X	gutters & downspouts
29	X		house numbers attached to house
30	X		interior repairs as a result of a roof look or water penetration
31		X	landscaping - front and sides only
32	X		landscaping - back of units
33		X	mailbox kiosks
34	X		meters
35	X		maintenance, repairs or replacements caused through the willful or negligent act of the owner, family, guests, or invitees, or is caused by fire, lightning, windstorm, hail, explosion, riot, civil commotion, aircrafts, vehicles and smoke)
36		X	on street parking including paving/stripping/numbering
37		X	painting of the exterior including doors and trim
38	X		painting color change (paint and labor costs)
39	X		patios including brick lattice walls and divider brick walls
40	X		patio door screens; retractable front door screens
41	X		planter boxes
42		X	power roof vents
43	X		retaining walls added by homeowners
44		X	roofs - replacements/repairs
45	X		screened and covered porches
46		X	sewer main line - cleaning & repair
47		X	sewer lines - repair of actual piping (cracks/broken pipes) from main line to point of entry into townhome
48	X		sewer line cleaning of individual sewer line from inside townhome to main sewer line
49		X	shutters, excluding back
50		X	sidewalks - repair/replace
51	X		skylights and solar tubes
52		X	storage room exterior siding/brick
53		X	street/parking lot lights
514	X		subsurface leakage into crawl space
55		X	water line - main

56	X		water lines from meter to house
57	X		water lines in interior of house
58	X		water spigots
59	X		weatherstripping on ALL doors
60	X		window sashes and casings
61	X		window screens
62	X		wrought iron handrails and wooden handrails

Those items, specifically listed in the Declaration, are highlighted in yellow