

Saddlebrook Flats Homeowners Association Maintenance Responsibility List

revised	3.3.2022		
#	Owner	HOA	Item
1	X		air conditioning and heating equipment
2	X		brick & stonework on buildings
3		X	brick walls
4		X	common areas
5	X		condensation lines from AC unit
6	X		doors & hardware (replacement) and kick plates
7	X		door bells
8	X		driveways & curbing
9	X		electrical outlets
10	X		exterior house lights over garage, at front door, at back door
11	X		fixtures to provide water, light, power, telephone
12	X		flag stanchion
13	X		front porch
14	X		garage doors & hardware and exterior key pads and openers
15	X		glass (storm doors & windows) and french doors
16		X	gutters, downspouts, extension pipes, and rain diverters
17	X		house numbers & wooden plaques
18	X		hvac equipment, lines, ducts
19	X		individual sewer line
20	X		interior repairs as a result of a roof leak or water penetration
21		X	irrigation system (entrance)
22	X		limited common area
23	X		locks on doors
24	X		mailboxes & posts
25		X	main sewer lines
26	X		meters
27	X		painting / staining of exterior doors & wooden trim
28	X		patios
29		X	retaining walls
30		X	roofs (shingles, flashing & copper)
31		X	roof power vents
32	X		screened porch
33		X	sewer line (cleaning of main line only)
34	X		sewer lines (cleaning of the individual sewer line from the main line to the townhome)
35		X	sewer lines & cleanouts (repair & replacement of main lines)
36	X		sewer lines & cleanouts (repair & replacement of individual lines)
37	X		shutters
38	X		sidelights
39	X		splashblocks
40	X		storm doors
41			storm drains
42		X	street lights (City of HP)
43		X	streets and signs (City of HP)
44	X		sunrooms
45		X	trees, shrubs, and grass (Installed by Declarant or HOA)
46	X		utility fixtures/connections for water, light, power, telephone,sewage,sanitary service
47	X		vent pipe covers and dryer and exhaust fan vents (replacement & Cleaning)
48		X	vinyl siding & trim (replacement)
49	X		vinyl siding & trim (maintenance and small repairs)
50	X		sidewalks located on lot
51	X		water lines from water meter into townhome
52		X	water lines (mains) to individual meter
53	X		water spigots
54	X		weatherstripping
55	X		window pane / sash
56	X		Maintenance, repairs, or replacement caused through the willful negligent act of the owner, his family, or guests, or invitees or is caused by fire, lightning, windstorm, hail, explosion, riot, civil commotion, aircraft vehicles or smoke, as defined and explained in the NC Standard Fire & Extended Coverage insurance policies