Portico Heights
Maintenance Responsibilities List March 2020

#	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		crawl space area including insulation
6		X	crawl space door
7	X		**decks both covered and uncovered (repairs & staining)**
8	X		door bells
9	X		electrical meter boxes
10	X		electrical outlets
11	X		exterior doors & hardware
12	X		exterior front & back house lights
13	X		**exterior post lights**
14		X	**exterior building surfaces**
15	X		fences installed by homeowner
16	X		fixtures to provide water, light, power, telephone
17		X	foundation vents
18		X	front porches and steps
19	X		**glass surfaces**
20		X	**gutters, downspouts**
21		X	handrails
22	X		house numbers
23	X		hvac equipment, lines, ducts
24	X		hvac - overflow lines on A/C units (in soffits)
25	X		interior repairs due to a roof leak or water penetration
26	X		lattice work
27		X	lighting in common area
28	X		locks on doors
29		X	mailboxes & numbers
30		X	main sewer & water lines of common area
31		X	painting & staining exterior
32		X	**party walls - maintenance and reasonable repair (see listing below)**
33	X		**patios**
34	X		plumbing problem (if within or under the town house)
35		X	retaining walls
36		X	Roadway- City maintains streets. Association responsible for curb & gutter
37		X	**roofs**
38	X		**screens both window and door**
39	X		settling of foundation walls
40		X	sewer lines - repair or replacement of lines (both mail & individual)
41		X	sewer lines - clean out mainline
42	X		sewer lines - clean individual line
43	X		shrubbery, plants & flowers planted by the homeowner
44		X	shutters
45		X	sidewalks & curbing on common area
46	X		Skylights
47		X	splash blocks
48		X	**steps, walks, driveways and other exterior improvements**
49	X		storm doors
50	X		**subsurface leakage into basements or crawl spaces**
51			Streets ***** City responsible for street maintenance**
52		X	trees, shrubs, and grass in common areas planted by HOA
53	X		utility boxes and connections
54	X		**vent pipe cleaning**
55		X	vent pipe covers (repair or replacement)
56		X	water lines in common area up to individual water meter
57	X		water lines from individual water meter to townhome (individual line)
58	X		water spigots
59	X		windows (including sidelights and transoms)
60	X		**Maintenance, repairs, or replacement caused through**
61			**the willful negligent act of the owner, his family, guest**
			or invitees
62	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.		