

## Stone Gables at Pisgah Church Rd Maintenance Responsibilities List

updated

#	Homeowner	Association	Item
1	X		air conditioning & heating equipment
2	X		appliances
3	X		attics (repair, maintenance of any Owner improvement)
4	X		<b>area within a fenced in patio</b>
5		X	brick veneer
6		X	brick walls
7	X		ceiling fans
8		X	brick columns at entrance (common area)
9		X	caulking - exterior
10	X		caulking - interior
11		X	<b>common area elements</b>
12	X		condensation lines from AC units
13	X		crawl space
14		X	crawl space doors
15		X	curbs and storm drains
16	X		damage due to delays in reporting
17	X		decks (cleaning)
18		X	decks (safety/repairs)
19	X		doors & hardware (replacement) & kick plates
20	X		door frames (mainteannce, repair, replacement & painting of interior surfaces)
21		X	door frames (exterior surfaces)
22		X	doors (front door - staining exterior surfaces)
23		X	doors (garage door - maintenance, repair & replacement)
24	X		doors (glass storm doors and french doors)
25	X		door bells
26		X	<b>driveways</b>
27	X		electrical outlets (interior & exterior)
28		X	entrance ways
29		X	<b>exterior building surfaces (maintenance, repair, replacement &amp; painting)</b>
30	X		exterior front & back house lights
31		X	exterior post lights
32		X	<b>exterior siding &amp; trim</b>
33		X	fences
34	X		fireplaces (maintenance, repair, replacement of firebos, flue, chimney, spark arrestor, cap)
35	X		fixtures to provide water, light, power, telephone
36	X		flag stanchion
37	X		foundations (building)
38	X		framing (building)
39		X	front porch concrete
		X	garage door gasket repair or replacement
40	X		garage door hardware, exterior key pads and openers (mechanical opening equip)
41	X		glass surfaces ( storm doors & windows and sidelights)
42		X	<b>grassed areas</b>
43		X	<b>gutter, downspouts, extension pipes and rain diverters</b>
44	X		handrails
45		X	house numbers
46	X		hvac equipment, lines, ducts
47	X		<b>improvements within a fenced in area, individual lot, or Ltd Common Element</b>
48	X		<b>interior repairs to inside of dwelling</b>
49		X	interior repairs as a result of a roof leak
50		X	irrigation system
51		X	<b>landscaping</b>
52	X		<b>landscaping located with a fenced in area</b>
53	X		locks on doors
54		X	mailboxes & posts
55	X		meters
56		X	<b>painting of exterior doors, exterior surfaces &amp; trim</b>
57	X		patios (cleaning)
58	X		patio decking (owner installed)
59	X		pest control and removal
60		X	pest - common areas
61		X	retaining walls
62		X	<b>roofs &amp; roof vents</b>
63	X		screened porches
64	X		screens for doors, windows, and porches
65	X		sewer line - cleaning of individual line serving a home
66		X	<b>sewer lines - repair all lines (main and individual)</b>
67		X	sewer lines - cleaning of main sewer lines in common area
68		X	shutters
69		X	<b>sidewalks and walkways</b>
70		X	<b>signs</b>
71		X	<b>steps &amp; stoops</b>
72		X	street lights
73		X	<b>streets (asphalt maintenance agreement with the City)</b>
74	X		structural components of Dwellings other than the roofs and siding
75	X		termite inspection (annual)
76	X		termite damage/repairs
77		X	<b>trees and shrubs (trimming &amp; maint, including any located within any exclusive use common areas</b>
78	X		<b>trees and shrubs (located in an enclosed privacy area)</b>
79	X		vent pipe cleaning
80	X		vent pipe covers for dryer and exhaust fan vents
81	X		water lines from point of entry and inside of home
82		X	<b>water lines and gas lines in common area to point of entry into house</b>
83	X		water spigots
84	X		weather stripping
85	X		window panes, flashing, frames, hardware, sashes
86	X		<b>Maintenance, repairs, or replacement caused through the willful negligent act of the owner, his family or guests</b>