

# Indigo at the Lake Maintenance Responsibilities List (homeowner is responsible for any damage they cause, including their guests and invitees)

Revised 9/14/23

item #	Homeowner	Association	Maintenance Item	Homeowner Responsibility	Association Responsibility
1	X		AC lines		
2	X		appliances		
3	X	X	attic space over garage	Decking, Lighting, Pull down stairs, cleaning	Structural issues
4		X	brick work & walls (exterior)	Cleaning	Mortar/brick Repair, Replace,
5		X	column	option to clean if not scheduled	Structural issue repair, Paint, scheduled powerwashing
6	X	X	crawl space	Fix leaks and damage caused by leaks, drain issues, and Insulation. Damage caused by stored items.	Structural issues, maintain vapor barrier (unless barrier damaged by homeowner or contractors)
7	X	X	crawl space door	Replace if homeowner causes damage	Replace or paint, replace hardware
8		X	decks including handrails, steps, supports	option to clean if not scheduled	Replace rotten wood, stain, paint, scheduled powerwashing
9	X		door bells		
10		X	driveways	Cleaning	Repair broken sections if deemed a safety hazard
11	X		electrical outlets		
12		X	exterior doors	option to clean if not scheduled	Scheduled Powerwash, caulking, and painting
13	X		exterior door hardware		
14	X		exterior front porch fixtures & lights		
15	X		exterior surface of interior walls, ceilings, floor		
16		X	foundation vents		Unless damaged by homeowner or contractor
17		X	front porch & steps	Clean if not scheduled	Maintain safety, repair damage, scheduled powerwashing
18		X	garage doors (painting)	Clean if not scheduled, paint if HO causes damage	Scheduled powerwashing, Painting (unless damage caused by homeowner)
19	X		garage doors (repair & replacement)		
20	X		glass surfaces	Clean, replace	
21		X	gutters & downspouts	option to clean if not scheduled	Scheduled cleaning, repair or replace as needed.
22		X	house & buildings numbers		Replace or paint
23	X		hvac equipment, lines, connections	Inside of exterior walls into unit	on exterior indoor walls through conduits and ducts
24		X	mailboxes		Paint or replace
25	X		meters (gas, electrical) excluding water	contact utility co to schedule repairs	
26		X	parking lots		Pave, repair broken sections
27		X	patios	option to clean if not scheduled	Scheduled cleaning, repair concrete
28	X		pest management	seal openings inside and out, traps, treatments	termite inspection and termite repairs
29		X	roofs & skylights	maintain skylights	Replace and repair as needed
30	X		sewer lines from point of entry		
31		X	sewer lines outside of unit		contact utility co to schedule repairs
32		X	shutters		Paint or replace
33	X		side lights	option to clean if not scheduled	Scheduled Powerwash and painting
34		X	sidewalks	option to clean	Maintain safety, repair damage
35		X	space between floor and ceiling on stacked units	Homeowner insurance if HO caused damage	HOA insurance
36	X		storm doors	HO can purchase and install with HOA approval	HOA to approve
37		X	streets (maintained by City of Greensboro)		contact city to schedule repairs
38	X		utility fixtures & connections to provide water, light, power, AC lines, telephone, sewage, and sanitary service	Inside of exterior walls into unit	on exterior indoor walls through conduits and ducts
39	X		vent pipe cleaning	Dryer, gas vents	Dryer, gas vent on roof of Bldg. 6, 8 & 10
40		X	vent pipe repairs including covers	Dryer, gas vents	Unit roof vents on Bldg 6, 8 & 10
41		X	vinyl siding	option to clean if not scheduled	Scheduled cleaning, repair or replace as needed.
42		X	vinyl trim		Scheduled cleaning, repair or replace as needed.
43	X		water lines from point of entry		
44		X	water lines outside of unit		
45	X		water spigots on all other units		
46		X	water spigots on Bldgs 6,8,10		
47	X		weatherstripping	windows and doors	
48	X		window frames, panes and screens	clean, replace panes/glass and screens, caulking	
49	X	X	landscape	with HOA approval, HO can make changes	replace/remove dead tree/bush, Pruning, trimming, pine needles, mow
50	X		vandalism or incidental damage caused by homeowners, their guests and invitees		