

Center Pointe Homeowners Association Maintenance Responsibility List

revised	11-Sep-23		
#	Owner	HOA	Item
1	X		air conditioning and heating equipment
2	X		brick & stonework on buildings
3		X	brick walls -Entrance signs
4		X	common areas
5	X		condensation lines from AC unit
6	X		doors & hardware (replacement) and kick plates
7		X	doors (exterior) Painting
8	X		door bells
9	X		driveways & curbing
10	X		Enclosed privacy areas
11	X		electrical outlets
12	X		exterior house lights over garage, at front door, at back door
13	X		fixtures to provide water, light, power, telephone
14	X		front porch
15	X		garage doors & hardware and exterior key pads and openers
16	X		glass (storm doors & windows) and French doors
17		X	gutters, downspouts, extension pipes, and rain diverters (Replacement due to normal wear)
18	X		gutters, downspouts, extension pipes, and rain diverters (maintenance & small repairs)
19	X		house number
20	X		hvac equipment, lines, ducts
21	X		individual sewer line
22	X		interior repairs as a result of a roof leak or water penetration
23	X		limited common area
24	X		locks on doors
25		X	mailboxes & posts
26		X	main sewer lines
27	X		meters for power to individual units
28		X	mowing, seeding, fertilizing common areas.
29		X	painting / staining of exterior doors & wooden trim
30	X		patios
31		X	pressure washing - building exteriors
32		X	retaining walls
33		X	roofs (shingles, flashing)
34		X	sewer line (cleaning of main line only)
35	X		sewer lines (cleaning of the individual sewer line from the main line to the townhome)
36		X	sewer lines & cleanouts (repair & replacement of main lines)
37	X		sewer lines & cleanouts (repair & replacement of individual lines)
38	X		shutters
39	X		sidelights
40	X		splashblocks
41	X		storm doors
42		X	storm drains
43		X	street lights
44		X	streets and signs
45	X		sunrooms
46		X	trees, shrubs, and grass (Installed by Declarant or HOA)
47	X		utility fixtures/connections for water, light, power, telephone,sewage,sanitary service
48	X		vent pipe covers and dryer and exhaust fan vents (replacement & Cleaning)
49		X	vinyl siding, trim & soffit (replacement)
50	X		vinyl siding, trim, & soffit (maintenance and small repairs)
51		X	Sidewalks -along the street
52	X		Walkway to individual unit
53	X		water lines from water meter into townhome
54		X	water lines (mains) to individual meter
55	X		water spigots
56	X		weatherstripping
56	X		window pane / sash
57	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