

Greene's Crossing Maintenance Responsibilities List			
#	Homeowner	Association	Item
			updated January 10, 2024
1	X		air conditioning and heating equipment
2	X		attic vent fans
3	X		balcony & decks and associated hardware
4	X		wooden unit divider walls
5		X	chimney caps
6		X	common areas
7	X		crawlspace, including framing
8	X		crawlspace doors
9	X		decks, handrails, steps and support structure
10		X	decorative fascia
11		X	decorative door frames
12	X		door bells
13	X		door screens
14		X	drainage areas within common areas
15		X	driveways- concrete
16		X	driveway and sidewalk expansion joint filler
17		X	entrance signs
18	X		electrical outlets
19	X		exterior doors
20	X		exterior door hardware
21	X		exterior front & back house lights
22		X	exterior trim
23		X	fences (common area) - around back of property
24	X		fixtures to provide water, light, power, telephone
25	X		foundation vents
26		X	front porch railing supports & stairs
27	X		garage doors
28	X		garage door hardware
29	X		garage door openers
30	X		glass surfaces (storm doors & windows)
31		X	grounds & landscaping
32		X	gutters & downspouts
33		X	house numbers
34	X		interior repairs as a result of a roof leak or water penetration
35		X	irrigation system in common areas
36	X		locks on doors
37		X	mailbox kiosks & roofs
38		X	painting of exterior doors & wooden trim
39		X	roofs
40	X		roof power ventilators
41	X		screen doors
42	X		sewer line - repair & cleaning of individual line from main to house
43		X	sewer line - main line
44		X	shutters
45		X	soffit vents
46		X	sidewalks on common property
47		X	Trex sidewalks on select units
48	X		storm doors
49		X	street lights (contact Duke Power for lights out)
50		X	streets, curbing, sidewalks, private
51		X	steps, exterior- front of homes
52		X	trees, shrubs, grass installed during original construction by Builder, Developer, Declarant
53	X		vents, dryer and exhaust fan cleaning
54		X	vents, dryer and exhaust fan covers
55	X		water lines from meter to house
56		X	water lines from street to meter
57	X		water meter (owner should contact city of Greensboro)
58	X		outside water spigots
59	X		window or door screens
60	X		weather stripping at doors and windows
61	X		Maintenance, repairs, or replacement caused through 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
63	X		Maintenance, repairs, or replacement caused by homeowner's failure to maintain their lot and exterior of dwelling in a manner consistent with other lots and dwellings within the Properties. The Association will provide such maintenance and charge back to owner as part of their assessment
Items in bold & yellow listed in the Declaration of Covenant and Amendments			