

Orchard Knob HOA

Maintenance Responsibilities List

Homeowner	Association	Item
X		air conditioning and heating equipment
	X	brick work
	X	columns
	X	common areas
X		door bells
	X	driveways
X		electrical outlets
X		enclosed privacy areas
X		exterior doors
X		exterior door hardware
X		exterior front & back house lights
	X	exterior siding & trim
	X	fences separating units (installed during original construction)
X		fixtures to provide water, light, power, telephone
X		garage doors
X		garage door openers
X		glass surfaces (storm doors, windows, and front door sidelights)
	X	grounds
	X	gutters & downspouts
	X	house numbers
X		individual sewer line (from connection to 6" line in the street)
X		interior repairs as a result of a roof leak or water penetration
X		locks on doors
	X	mailboxes & posts
	X	main sewer lines
	X	meters
	X	painting of exterior doors & wooden trim
X		Patio concrete slab
	X	roofs
X		roof power ventilators
X		room additions
X		screened porches
X		screen doors
	X	shutters
	X	solar tubes (installed during original construction)
	X	skylights (installed during original construction)
X		storm doors
	X	street lights
	X	streets
	X	steps
	X	trees, shrubs, and grass (installed during original construction)
X		utility lines, fixtures and /or connections required to provide light, power, telephone, sewage & sanitary service to lot
X		water lines from meter to house
	X	water lines to the individual meters
X		water spigots
X		window or door screens
X		Maintenance, repairs, or replacement caused through the willful negligent act of the owner, his family, guest, or invitees
X		Maintenance, repairs, or replacement caused by fire, lightning, windstorm, hail, explosion, riot, strike, civil commotion, aircrafts, vehicles, and smoke.