

Crosswinds Homeowners Association Maintenance Responsibility List

#	Homeowner	Association	Item	September 2024
1	X		air conditioning and HVAC equipment lines and ducts	
2	X		columns/railing	
3		X	common areas	
4	X		condensation lines from AC unit	
5		X	curbs and storm drains	
6	X		doors, locks & hardware (replacement) and kick plates	
7	X		door bells	
8	X		driveways	
9	X		electrical outlets	
10	X		enclosed area within privacy fence	
11		X	exterior post lights	
12	X		exterior house lights over garage, at front door, at back door	
13		X	exterior vinyl siding & trim due to deterioration over time only (not damage/repairs)	
14	X		fencing	
15	X		fixtures to provide water, light, power, telephone	
16	X		flag stanchion	
17		X	front concrete porch and brick row lock	
18	X		garage doors & hardware and exterior key pads and openers	
19	X		glass (storm doors & windows) and french doors	
20	X		gutters, downspouts, extension pipes, and rain diverters	
21	X		house numbers & wooden plaques	
22	X		interior repairs as a result of a roof leak or water penetration	
23		X	mailboxes & kiosk	
24	X		meters	
25	X		painting of exterior doors & wooden trim	
26		X	parking areas	
27	X		patios	
28	X		pressure washing	
29		X	retaining walls in common areas only	
30		X	roofs	
31	X		roof power vents	
32	X		sewer line (main) cleaning and repair	
33	X		sewer lines(individual) cleaning/repair of the individual sewer line from the main line into the townhome	
34	X		shutters	
35	X		sidelights	
36	X		sidewalks leading to home	
37			splashblocks	
38	X		storage rooms	
39	X		storm doors	
40		X	streets and signs	
41		X	trees, shrubs, and grass	
42	X		utility fixtures/connections for water, light, power, telephone,sewage,sanitary service	
43	X		vent pipe cleaning	
44	X		vent pipe covers and dryer and exhaust fan vents	
45	X		water lines from point of entry into townhome	
46		X	water lines in common area to point of entry into townhome	
47	X		water spigots	
48	X		weatherstripping	
49	X		window pane / sash	
50	X		Maintenance, repairs, or replacement caused through the willful negligent act of the owner, his family, guests, or invitees	
51	X		Maintenance, repairs, or replacement caused by fire, lightning, windstorm, hail, explosion, riot, riot attending strike, civil commotion, aircraft, vehicles or smoke, as the foregoing are defined and explained in the North Carolina Standard Fire and Extended Coverage insurance policies, the cost of such maintenance, replacement or repairs shall be added to and become a part of the assessment to which such Lot is subject.	

Items in highlight listed in the Declaration