

## Barrington Place Homeowners Association Maintenance Responsibilities List

#	Homeowner	Association	Item	REVISED 6/29/2015
1		X	brick work	
2		X	chimney caps	
3		X	columns	
4		X	common areas	
5	X		crawl space	
6		X	crawl space doors	
7		X	<b>decks</b>	
8	X		door bells	
9		X	driveways	
10	X		electrical outlets	
11		X	exterior doors (replacement)	
12	X		exterior door hardware	
13	X		exterior front & back house lights	
14	X		exterior lights on house	
15		X	exterior light on poles	
16	X		fixtures to provide water, light, power, telephone	
17		X	garage doors	
18	X		garage door hardware	
19	X		glass breakage	
20		X	<b>gutters &amp; downspouts</b>	
21	X		handrails	
22		X	house numbers	
23	X		hvac equipment, lines, ducts	
24	X		insulation in crawl space	
25	X		interior repairs as a result of a roof leak or water penetration	
26	X		interior repairs as a result of window replacement	
27	X		<b>leaks around dormers added by owners</b>	
28	X		locks on doors	
29		X	mailboxes & posts	
30	X		meters - both electrical and water	
31		X	<b>painting of exterior siding, trim &amp; doors</b>	
32		X	patios	
33		X	<b>rear roof dormers added by owners</b>	
34		X	<b>roots</b>	
35	X		root power ventilator	
36	X		screens for windows and doors	
37	X		sewer line cleaning from main line to house (the individual line)	
38		X	sewer line cleaning - main line	
39		X	sewer line repair and replacement (individual and main)	
40		X	shutters	
41		X	splashblocks	
42		X	<b>steps</b>	
43		X	storm doors (front entry doors only)	
44		X	street lights	
45		X	streets	
46		X	<b>trees, shrubs, and grass</b>	
47		X	utility lines	
48	X		vent pipe cleaning	
49		X	vent pipe covers	
50		X	<b>walks</b>	
51	X		water lines from meter to house	
52		X	water lines to individual meters	
53	X		water spigots	
54		X	window replacement (other than breakage)	
55	X		<b>Maintenance, repairs, or replacement caused through the willful negligent act of the owner, his family, guest or invitees</b>	
56	X		<b>Maintenance, repairs, or replacement caused by fire, lightning, windstorm, hail, explosion, riot, strike, civil commotion, aircrafts, vehicles, and smoke</b>	
<b>Items in bold listed in the Declaration of Covenant</b>				