

Blakeney Homeowners Association Maintenance Responsibilities List

#	Homeowner	Association	Item
1		x	brick work on buildings
2		x	chimney caps
3		x	common areas
4	x		doors including storm doors
5	x		door bells
6	x		doorsteps
7		x	driveways
8	x		electrical outlets
9	x		exterior doors & hardware (replacement)
10	x		exterior front & back house lights
11	x		fences
12	x		fixtures to provide water, light, power, telephone
13	x		foundations (including those for stoops and porches)
14	x		garage doors & hardware
15	x		glass / glass surfaces including (storm doors & windows)
16	x		gutters & downspouts
17		x	house numbers
18	x		hvac equipment, lines, ducts
19	x		individual sewer line
20	x		interior repairs as a result of a roof leak or water penetration
21	x		locks on doors
22		x	mailboxes & posts
23		x	main sewer lines
24		x	meters
25		x	painting of exterior doors & wooden trim
26	x		patios (covered & uncovered)
27		x	roofs* (*exclusions apply; please see governing documents for details)
28	x		roofs (maintenance, repair, or replacement caused through the willful or negligent act of the Owner, his or her family, guest or invitees, or is caused by fire, lightning, windstorm, hail, explosion, riot attending a strike, civil commotion, aircrafts, vehicles and smoke, as the foregoing are defined and explained in North Carolina Standard Fire and Extended Coverage insurance policies)
29	x		screened porches
30	x		screens (porch screens and door screens)
31		x	sewer line (cleaning of main line only)
32	x		sewer lines (cleaning of the individual sewer line from the main line to the home)
33		x	sewer lines & cleanouts (repair & replacement of lines)
34		x	shutters
35	x		stoops
36	x		storm doors
37		x	street lights
38		x	streets
39	x		termite inspection, treatment and damage repair
40		x	trees, shrubs, grass, mulch/pine needles
41	x		utility fixtures/connections (water, light, power, telephone, cable, sewage, sanitary service)
42	x		vent pipe cleaning
43		x	vent pipe covers
44	x		water lines from meter to house
45		x	water lines to individual meters
46	x		water spigots and faucets
47	x		window frames
48	x		window panes
49	x		window sashes
50	x		Maintenance, repairs, or replacement caused through the willful negligent act of the owner, his family, or guest, or caused by fire, lightning, windstorm, hail, explosion, riot attending a strike, civil commotion, aircrafts, vehicles and smoke, as the foregoing are defined and explained in North Carolina Standard Fire and Extended Coverage insurance policies