

# Country Club West HOA

## Maintenance Responsibility List

	Homeowner	Association	
1	X		air conditioning and heating equipment
2	X		attic vent fans
3	X		balcony & decks and associated hardware
4	X		bay windows
5		X	chimney caps
6		X	common areas
7	X		crawlspace doors
8	X		crawlspace, including framing
9	X		decks, handrails, steps and support structure
10	X		decorative columns
11		X	decorative door frames
12		X	decorative fascia
13	X		door bells
14	X		door screens
15		X	drainage areas within common areas
16		X	driveway and sidewalk expansion joint filler
17		X	driveways- concrete - in the front of units
18	X		driveways- concrete - in the backs of units
19	X		electrical outlets
20		X	entrance signs
21	X		exterior door hardware
22	X		exterior doors - repair/replacements
23	X		exterior front & back house lights
24		X	exterior trim
25		X	fences (common area) - around front and back of property
26	X		fixtures to provide water, light, power, telephone
27	X		flag stanchion, brackets, poles
28	X		foundation vents
29		X	front porch and stairs
30	X		garage door hardware
31	X		garage door openers
32	X		garage doors
33	X		glass surfaces (storm doors & windows)
34		X	grounds & landscaping
35		X	gutters & downspouts
36	X		handrails
37		X	house numbers
38	X		interior repairs as a result of a roof leak or water penetration
39		X	irrigation system in common areas
40	X		lattices
41	X		locks on doors
42		X	mailboxes
43	X		outside water spigots
44		X	painting of exterior doors & wooden trim
45	X		patios, screened porches, sunrooms
46	X		pergolas
47		X	roofs - repairs and replacements
48	X		screen doors
49		X	sewer line - main line

50	X		sewer line - repair & cleaning of individual line from main to house
51		X	shutters
52		X	sidewalks on common property
53	X		sky light
54		X	soffit vents
55		X	steps, exterior- front of homes
56	X		storm doors
57		X	street lights (contact City of High Point for lights out)
58		X	streets, curbing, sidewalks (private streets)
59	X		termite inspection and treatment
60		X	trees, shrubs, grass installed during original construction by Builder, Developer, Declarant
61	X		vents, dryer and exhaust fan cleaning
62		X	vents, dryer and exhaust fan covers
63	X		water lines from meter to house
64		X	water lines from street to meter
65	X		water meter (owner should contact city of High Point)
66	X		weather stripping at doors and windows
67	X		window or door screens
68	X		unit divider walls
69	X		maintenance, repairs, or replacement caused by fire, lightning, windstorm, hail, explosion, riot, strike, civil commotion, aircrafts, vehicles, and smoke
70	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 maintenance and charge back to owner as part of their assessment.
71	X		maintenance, repairs, or replacement caused through the willful negligent act of the owner, his family, guest or invitees
			Items in yellow are listed in the Declararion of Covenant