

Cherokee Hills Maintenance Responsibility List		
Homeowner	Association	Updated October 9, 2025
X		air conditioner and heating equipment
X		attic vent fans
	X	chimney caps
	X	columns on porches
	X	common areas
X		crawlspace, including framing & crawlspace doors, foundation vents
X		decks, handrails, steps and support structure, etc.
X		door bells
	X	door frames
	X	drainage areas within common areas
	X	driveways, sidewalks and parking pads
X		electrical outlets (indoor and outdoor)
	X	entrance signs
X		exterior door hardware
X		exterior doors excluding painting
X		exterior front & back house lights, porch lights
	X	fascia
X		fixtures to provide water, light, power, telephone
	X	front porch railings, stairs and steps
X		garage door hardware
X		garage door openers
X		garage doors
X		glass surfaces (storm doors & windows)
	X	grounds & landscaping
	X	gutters & downspouts
	X	house numbers
X		interior repairs as a result of a roof leak or water penetration
X		locks on doors
	X	mailboxes including posts & numbers
X		outside water spigots
	X	painting on exterior doors & wooden trim
X		patios, screened porches, sunrooms including roofs & skylights
	X	roofs - not to include sunroom or screened porch
X		sewer line-clean out of individual lines
	X	sewer line-clean out of main lines
	X	sewer lines- repair of lines in common areas
X		sewer lines- repair of lines in interior of unit
	X	shutters
X		storm doors
	X	street lights (contact City of HP for lights out) - 336-883-3111
	X	streets, curbing, sidewalks, private
X		subsurface leakage into basement or crawl space
	X	trees, shrubs, grass installed during original construction by Builder, Developer, Declarant
X		vents, dryer and exhaust fan cleaning and covers
X		water lines from meter to house
	X	water lines from street to meter
X		water meter (owner should contact city of HP) - 336-833-3111
X		weather stripping at doors and windows
X		window or door screens
	X	window trim
X		maintenance, repairs, or replacement caused by fire, lightning, windstorm, hail, explosion, riot, strike, civil commotion, aircrafts, vehicles, and smoke
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.
X		maintenance, repairs, or replacement caused through the willful negligent act of the owner (including failure to make HOA aware of roof leak in a timely manner), his family, guest or invitees