

Sullivan's Lake Townhomes			
Maintenance Responsibilities List		February 2026	
#	Homeowner	Association	Item
1	x		alarm systems & security cameras
2	x		attic vent fans
3		x	chimney caps
4	x		cleaning of chimney flue pipes
5		x	common areas
6	x		doors - repair/replacement
7	x		door bells
8		x	driveways & curbing (concrete)
9	x		driveways & sidewalks/pathways (snow/ice removal)
10	x		electrical outlets
11	x		entrance steps & handrails
12	x		exterior doors & hardware
13	x		exterior front & back house lights
14		x	exterior building surfaces (excludes patio and front entrance stoop/handrails)
15		x	exterior wood trim including trim around windows
16	x		fences & gates (patios enclosures and privacy fences)
17		x	fences (dividers between residences only)
18	x		fixtures to provide water, light, power, telephone
19	x		glass surfaces
20		x	gutters & downspouts
21		x	house numbers
22	x		hvac equipment, lines, ducts
23	x		interior repairs as a result of a roof leak or water penetration
24	x		interior plumbing repairs (all)
25		x	lighting in common area
26		x	mailbox housing
27		x	main sewer lines on common area up to individual unit cleanouts
28		x	painting and repairing of the exterior
29		x	painting of exterior doors & wooden trim
30		x	parking lot (paving)
31	x		patios
32	x		pest control/removal (insect, termite, wildlife)
33		x	retaining walls
34		x	roofs (sunroom roofs and roofs of additions excluded)
35	x		screens (window and door)
36		x	security lighting (common area)
37		x	siding - repair/replacement
38		x	stone or cement work on Common Area
39	x		storm doors & windows
40		x	street repair
41	x		sunrooms
42	x		termite inspection or damages
43		x	trees, shrubs, and grass
44	x		vent pipe cleaning
45		x	walks
46	x		water intrusion
47		x	water & sewer lines on Common Area up to individual cleanouts
48	x		water & sewer lines from individual cleanouts to interior
49	x		water spigots (outside)
50	x		window sashes and casings
51	X		Maintenance, repairs, or replacement caused through the willful negligent act of the owner, his family, guest or invitees
52			Maintenance, repairs, or replacement caused by fire,
53			lightning, windstorm, hail, explosion, riot, strike, civil
54	X		commotion, aircrafts, vehicles, and smoke

Items in bold listed in the Declaration of Covenant.

Items not in bold are from the Homeowner/Resident Handbook.

Items with no "X" are not designated in either document.