

MAINTENANCE RESPONSIBILITIES CHART¹

Owner	Association	What	Declaration Ref.	Comments
X		All items on a Lot other than Listed	Art. IX	
X		Appliances on Lot (stove, refrigerator, fan, fixtures, or connections providing water, light, power, telephone, sewage)	Art. IX	
X		Chimney-interior maintenance/cleaning	Art. IX	
X		Chimney cap	Art. IX	
	X	Common areas	Art. IX	
	X	Curbs	Art. IX	
X		Deck	Art. XI	
X		Doorbells	Art. IX	
	X	Doors (exterior) – paint, clean or stain exterior (including door frames)	Art. IX	
X		Doors (exterior) – repair/replacement (including door frames)	Art. IX	
	X	Downspouts	Art. IX	
	X	Driveways	Art. IX	If located on Common Area
X		Electrical outlets	Art. IX	
		Electrical problems on Lot	Art. IX	
X		Exhaust and ventilations systems on Lot	Art. IX	
	X	Exterior building surfaces	Art. IX	
X		Exterior house numbers	Art. IX	
	X	Exterior improvements	Art. IX	
X		Exterior lights (side, back, and front house lights and fixtures)	Art. IX	
	X	Exterior street lights	Art. IX	
	X	Exterior siding and trim	Art. IX	

¹ This chart provides general information on routine maintenance and is not legal advice or a legal opinion. Specific questions should be directed to an attorney at Black, Slaughter & Black. No representation is made as to maintenance necessitated by a casualty loss or whether any expense for maintenance may be charged to or assessed to an owner.

X		Fences	Art. XI	
X		Fire/smoke alarms and detectors	Art. IX	
X		Foundation issues	Art. IX	
	X	Front stoop/steps	Art. IX	
X		Glass surfaces	Art. IX	
	X	Grass	Art. IX	
	X	Gutters	Art. IX	
X		Interior surfaces (painting and repair of any and all walls, ceilings or floors)	Art. VII	
	X	Landscaping (trees, shrubs, grass)	Art. IX	Including in those portions of each Lot lying outside of the resident building and patio.
	X	Mailboxes	Art. IX	
X		Mailbox locks and keys	Art. IX	Check with Post Office with issues
	X	Paint/stain exterior	Art. IX	
		Party wall	Art. XII	Check with Attorney
X		Patio	Art. XI	
	X	Parking spaces/areas	Art. IX	
	X	Plumbing issues on common area	Art. IX	
X		Plumbing issues on Lot (vent pipes within building, or other plumbing problems within building including service to the Unit)	Art. IX and XI	
	X	Roof	Art. IX	
		Satellite dishes		check with attorney
	X	Shrubs	Art. IX	
X		Shutters	Art. IX	
	X	Sidewalks	Art. IX	If located on common area
	X	Siding	Art. IX	
X		Storm Doors	Art. IX	
X		Structural issues	Art. IX	
	X	Trees	Art. IX	

X		Vent Pipe (cleaning and repair of pipe)	Art. IX	
X		Vent pipe exterior covers	Art. IX	
	X	Walls	Art. IX	
	X	Water and sewer (external to Unit/in common area)	Art. IX	
X		Water spigots	Art. IX	
	X	Windows - paint, clean or stain exterior	Art. IX	
X		Windows - replacement	Art. IX	Part of Lot, but painting and staining is Association responsibility
		<i>Maintenance, Repair, or Replacement caused through the willful or negligent act of the Owner, his family, guests, or invitees</i>		Check with Attorney
		<i>Maintenance, Repair, or Replacement caused through the act or negligence of the Association or an agent</i>		Check with Attorney
		<i>Maintenance, repair, or replacement caused by original builder construction defect</i>		Check with Attorney
		<i>Maintenance, repair, or replacement caused by fire, lightning, windstorm, hail, explosion, riot, strike, civil commotion, aircrafts, vehicles, and smoke</i>		Check with Attorney
		<i>Maintenance, repair, or replacement as a result of casualty loss or which may be covered by an insurance policy.</i>		Check with Attorney