

Twin Creeks Townhomes Maintenance Responsibility Chart		
Item	Homeowner	Association
Brick		X
Common Area Lighting		X
Damage to landscaping caused by resident, employee or guest, autos, repairs, spills, pets, etc	X	
Decks, Porches, Patios - Original		X
Electrical fixtures - Except in Commons Areas	X	
Exterior Doors - Painting Only		X
Exterior Numbers		X
Exterior Window Frames and Encasements		X
Exterior Yard Lights and Fixtures	X	
Extra Cost of Painting Due to Owner Negligence (Color Change or Wrong Type of Paint)	X	
Fireplace Vent Cap		X
Fencing/Divider Panels on any Lot		X
Foundations/Structural Parts of Property	X	
Garage Doors	X	
Driveway, Sidewalk	X	
Routine Maintenance of Landscaping		X
Replacement of Plants, Trees & Shrubs in Homeowner Yards	X	
Grounds/Landscaping/Fencing in Common Areas		X
Grounds/Landscaping/Fencing Homeowner Installed	X	
Gutter Cleaning		X
Gutter Replacement and Repair		X
Heating, A/C units and feeder lines	X	
Interior Repairs Caused by Leaks	X	
Meter Leaks or Replacement	X	
Driveway Repair	X	
Pest Control - Interior of Home	X	
Repair and Maintenance of Architectural Changes	X	
Roof Repairs and Maintenance - Excludes Structural		X
Screens	X	
Sewer/Septic/Water Lines from home to property boundary line	X	
Shutters		X
Siding and Trim (cleaning/paint/repair)		X
Storm Doors	X	
Structural Issues	X	
Termite Warranty Inspection		X