

**KINGSTON AT WAKEFIELD HOMEOWNERS ASSOCIATION
MAINTENANCE RESPONSIBILITY**

ADOPTED 2011

	ITEM OF REPAIR:	ASSOCIATION:	OWNER:
▶	Animals getting into chimney		XXX
▶	Attic fans and vents		XXX
▶	Chimney leaks		XXX
▶	Common area lighting	XXX	
▶	Common area landscaping (turf, trees, shrubs, etc.)	XXX	
▶	Damage to landscaping due to owners & guests auto repairs, negligence or improper parking		XXX
▶	Fences installed by builder	XXX	
▶	Fences installed by homeowner		XXX
▶	Fire System Maintenance, Repair & Annual Inspection	XXX	
▶	Electrical fixtures and lines		XXX
▶	Exterior siding and trim repairs and replacements		XXX
▶	Foundation		XXX
▶	Glass window/doors		XXX
▶	Gutter cleaning, repairs and replacements		XXX
▶	Heating, A/C units & lines feeding		XXX
▶	Ice and snow removal from common areas	XXX	
▶	Inside damage caused by exterior leaks or failures		XXX
▶	Inside and outside insect control		XXX
▶	Insurance		
	Property - building structure		XXX
	Personal content		XXX
	Common - property liability	XXX	
▶	Maintenance and replacement-gutters		XXX
▶	Maintenance, power washing and repainting of buildings		XXX
▶	Repair/replacement of parking areas not maintained by City of Raleigh	XXX	
▶	Repair/replacement of damaged parking areas caused by vehicles leaking harmful fluids onto pavement		XXX
▶	Roof leaks and flashing repairs		XXX
▶	Roof replacements		XXX
▶	Storm doors, screens and storm windows		XXX
▶	Structural problems		XXX
▶	Termite warranty	XXX	
▶	Trash/Sewer (storm water is Homeowner)	XXX	
▶	Unapproved changes		XXX
▶	Walkway maintenance	XXX	
▶	Water (common area and individual units)	XXX	
▶	Water & sewage lines (from meter to street)	XXX	
▶	Water & sewage lines (from house to meter and inside walls)		XXX
▶	Window boxes or damage to structure which they are attached or placed		
▶	Yard (Sod and planting beds). Limited cutting/blowing/trimming will be provided by the HOA at HOA discretion.		XXX