

**PINECREST HOMEOWNERS ASSOCIATION
MAINTENANCE RESPONSIBILITY**

	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 landscape due to owners/guests auto repairs, negligence or improper parking		XXX
▶	Driveway		XXX
▶	Fences installed by homeowner		XXX
▶	Electrical fixtures and lines		XXX
▶	Exterior siding and trim repairs and replacements		XXX
▶	Foundation		XXX
▶	Glass, window/doors		XXX
▶	Gutter cleaning (once per year in areas of need)	XXX	
▶	Gutter repair or replacement or additional cleanings		XXX
▶	Heating, A/C units & lines feeding		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 repainting of unit		XXX
▶	Power Washing of the units (to be done in odd years or at the discretion of the board)	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
▶	Trees, Flowers, Shrubbery or bushes on an individual lot		XXX
▶	Termite warranty	XXX	
▶	Water & sewage lines (Approximately from the meter to street)	CITY	
▶	Water & sewage lines (Serving a single unit and not maintained by the City)		XXX
▶	Yard (Sod and planting beds). Limited cutting/blowing/trimming will be provided by the HOA at HOA discretion.		XXX

* When the HOA sends a contractor to perform work, it should not be assumed that the HOA is responsible for payment. Any portion of the work that is determined at any point to be the owner's responsibility will be re-billed to the owner for payment. *

