

CAMBRIDGE OAKS TOWNHOME ASSOCIATION MAINTENANCE RESPONSIBILITIES

	Association	Homeowner
Attic fan		XXX
Board approved exterior changes/additions		XXX
Brick mortar & siding (EXCLUDING foundations)	HOA	
Chimney cap/bird screens (addition to chimney to keep rodents & pests out)		XXX
Crawl space & foundation components		XXX
Deck & patio (routine cleaning) *HOA will power wash during paint cycle		XXX
Deck repair and maintenance (excluding lattice work) *original deck and/or steps only	HOA	
Deck repair and maintenance including lattice work *modified deck from original		XXX
Doors (all components), buzzers, bells, knobs & locks (repair & replacement)		XXX
Door frame and trim	HOA	
Door-Garage		XXX
Electrical wiring & service		XXX
Exterior damages caused by owner or guest(s)		XXX
Exterior lighting fixture attached to building		XXX
Exterior trim & siding	HOA	
Exterior post lights and common area lighting	HOA	
Exterior electrical outlets & utilities		XXX
Fireplace cleanout (exterior)		XXX
Garbage cans and garbage storage areas		XXX
Gutters, downspouts, and splash blocks (maintenance/repair/cleaning)	HOA	
Handrails (exterior and builder installed only)	HOA	
House numbers	HOA	
HVAC including lines, equipment, and concrete pads		XXX
Interior building surfaces		XXX
Interior damage due to roof/siding leaks (<i>Feazel Roofing will handle interior repairs due to roof leaks under warranty until 2038</i>)		XXX
Insects & Pests Exterior (Annual termite inspection/warranty & bees in common area)	HOA	
Insects & Pests Interior		XXX
Insurance (common property liability and building structure)	HOA	
Insurance (liability, betterments and personal content)		XXX
Interior plumbing, pipes, and fixtures		XXX
Landscaping in common areas	HOA	
Painting exterior of unit, storage shed, and doors (within the scheduled paint cycle)	HOA	
Patio pads & stoops – concrete, brick, or wood (builder installed only)	HOA	
Pressure reducing valves		XXX
Roof – normal wear & tear (structural members including vents, boots, and flashing)	HOA	
Roof Repairs due to owner installed alterations (satellite dishes, sun tunnels)		XXX
Screened in porches *if steps are original the HOA will maintain the steps only		XXX
Sewage lines (from unit upto AND including cleanout)		XXX
Sewage lines (from cleanout to main)	HOA	
Shutters	HOA	
Skylights *all components (builder installed only)	HOA	
Storage shed doors		XXX
Storm windows & doors		XXX
Streets, parking areas, and sidewalks (private streets)	HOA	
Street lights (Progress Energy)	HOA	
Under eave air vents	HOA	
Water lines (from unit up to AND including meter)		XXX
Water lines (from meter to the main)	HOA	
Water spigot (exterior)		XXX
Window Unit – jamb, glass, sashes & sill, muntins, mullions and screens		XXX
Window Frame and Encasements – trim, brick moulding and sill nose	HOA	

****Any Modifications to the exterior shall be Board Approved PRIOR to installation****