

Willful or negligent acts by owner or tenant causing damage to the townhouse will not be covered by WPHOA. Repairs not made by the homeowner within a reasonable length of time will be fixed by WPHOA and an assessment for it will be levied.

The WPHOA will not be responsible for interior damage resulting from exterior failure. Structural damages: walls, floors, roofs, etc. resulting from settling of the foundation is the responsibility of the homeowner.

The homeowner, in no instance, will dictate the method to be used.

Responsibility of the WPHOA and Responsibility of the Homeowner Defined

It is the responsibility of WPHOA to maintain and repair only specific portions of the townhouse. All prior and current homeowner improvements to the originally constructed townhouse are the current homeowner's responsibility to repair, replace, and maintain.

Homeowners are responsible for maintaining his or her rear yard in a neat and orderly manner. If the Board determines that a homeowner has failed to do so, the Association may revoke the homeowner's rear yard maintenance rights for a period not to exceed one year and may add the cost of any necessary yard clean-up to the assessment for that lot.

Homeowners that replace any exterior features or structures which are their responsibility, these items require prior approval from WPHOA with respect to color and type. WPHOA is authorized to require homeowners to maintain and repair all exterior improvements indicated as their responsibility in a manner and condition satisfactory and acceptable to WPHOA.

When selling a townhome, homeowners are responsible to describe in detail any homeowner additions or improvements to the new buyer so they are aware of their responsibility.

Weathersfield Maintenance/Repair Responsibility Chart		
<i>January 2022</i>	Homeowner	Association
Animals in chimney or attic	X	
Attic power vents and fans	X	
Chimney caps & sweeps	X	
Chimney surface (exterior brick)		X
Common area lighting		X
Decks (WPHOA pressure washes and seals decks on a schedule TBD by the Board)		X
Doors (front, back, storage, storm & crawl space)	X	
Exterior of sheds, excluding doors		X
Exterior townhouse numbers	X	
Exterior water spigots	X	
Exterior window unit (except building trim)	X	
Exterior wood and wood-like siding and trim		X
Exterior wood handrails maintenance		X
Extra cost of painting due to owner negligence (changing color or using wrong type of paint)	X	
Fencing (WPHOA maintain privacy fences on decks and between units ONLY)	X	
Foundation/structural parts of home	X	

Foundation Vents, repair or replacement	X	
Garbage, recycling containers	X	
Gutter cleaning (twice per year, January and June)		X
Gutter replacement and repair		X
Gutters, downspouts, splash blocks and extension pipes		X
Heating/AC units & feeder lines	X	
Interior repairs caused by leaks	X	
Lamp post and front door sconces		X
Landscaping-damage caused by resident, employee, or guest, autos, repairs, spills, etc.	X	
Landscaping/Grounds (common areas)		X
Landscaping/Grounds (homeowner installed)	X	
Landscaping, front and sides		X
Mailbox repair/Maintenance or Architectural changes		X
Mailbox (individual keys, locks, boxes)	X	
Mullions maintained	X	
Rear fixtures, rear lights and bulbs	X	
Roof repair, leaks or replacement		X
Roof shingles, vents, under eave air vents		X
Screens, screen doors & screen porches	X	
Sewer lines from exterior of house to the city line		X
Siding and trim (cleaning/painting/repair)		X
Snow and Ice removal- from private streets- TBD by Board		X
Termite warranty		X
Walkway maintenance		X
Weathersfield Maintenance/Repair Responsibility Chart		
<i>January 2022</i>	Homeowner	Association
Water lines damaged by HOA		X
Water lines from exterior of house to interior	X	
Water lines from exterior of house to meter (water & sanitation lines excluding blockages caused by homeowner)		X
Weather-stripping	X	
Window fixtures & door hardware	X	
Window glass	X	

Deck Policy Defined

The WPHOA will pressure wash and seal decks ONLY for units that are on the scheduled paint cycle for the current year. For units not on the current year paint cycle, the homeowner is responsible to pressure wash and seal the deck on a recommended two to three-year schedule. The contract with the landscapers DOES NOT include blowing leaves from decks. It is the responsibility of the homeowner to clear leaves and other debris from their deck on a regular basis. Left to accumulate they will trap moisture, cause rot and expense.

An Architectural Review Application must be submitted by the Homeowner to the Board before any exterior project on a deck can be considered. Once reviewed, the WPHOA will replace any rotten or damaged deck boards as determined by the WPHOA.