

MAINTENANCE RESPONSIBILITY CHART

RIVER BIRCH

(last update 2025)

AREA OF RESPONSIBILITY	Unit Owner	Association
UTILITIES		
Sewer Lines from home to cleanout		
Sewer Lines from cleanout to street		
Exterior water lines		
Interior water lines		
Building Maintenance		
Air Conditioning		
Asphalt Maintenance & Repairs		
Brick or Mortar Siding		
Bricks and Mortar Steps / Stoops		
Concrete Patios		
Concrete Slab		
Chimney Repairs		
Exterior Alterations (with approval)		
Exterior Door Frames		
Exterior Doors (one time replacement only)		
Exterior Handrails		
Exterior Painting (including doors that have not been replaced)		
Exterior Siding & Trim (cleaning/painting/repair)		
Front Porches / Steps		
Gutters and Down Spouts		
Insurance (Property-building structure and foundation, liability and personal content)		
Interior Damage due to Roof/Siding Leaks or Water/Sewer Backups		
Patio Fencing		
Patio Sheds		
Roof & Roof Vents		
Shutters		
Storm & Screen Doors / Windows		
Termite Inspection		
Termite Treatments		
Under Eave Air Vents		
Weatherstripping		
Window Framing		
Window Glass, Screens, and Casements		
Fixtures		
Door Bells, Knobs, Locks		
Equipment and Appliances		
Exterior Electrical Fixtures		
Exterior House Numbers		
Exterior Light Bulb Replacement		
Exterior Light Fixtures		
Exterior Water Faucets		
Interior Plumbing Pipes and Fixtures		
Mailbox Framing		
Mailboxes		
Grounds Maintenance		
Common area maintenance		
Concrete Sidewalks		
Private Drives and Roads		
Facilities		
Parking Areas		
Pool		