

MAINTENANCE RESPONSIBILITY GUIDELINES^{1*}

LAKEVIEW

Maintenance Item	Responsible Party	Comments
Awnings	Owner	Article VII, Section 1
Cable Wiring	Owner	
Chimney	Association/Owner	Article VII, Section 1 – Association responsible for outside chimney repairs including chimney cap. Owner responsible for animal removal.
Crawlspaces	Owner	
Deck	Owner	Amendment to Article VII, Section 1
Door Frames, Interior	Owner	
Door, Exterior	Association/Owner	Article VII, Section 1 – painting could be considered part of care for exterior building surfaces, and in addition, the Association has published guidelines stating it is responsible for repair and replacement of doors and frames when needed due to wood failure surrounding the door. If door frame is ok, but door is rotten, this is an Owner responsibility.
Door, Interior	Owner	
Downspouts	Association	Article VII, Section 1
Dryer Venting System	Owner	
Electrical Wiring	Owner	
Exterior Changes	Owner	All exterior changes require Board approval and an architectural application must be submitted
Exterior Siding/Surfaces	Association	Article VII, Section 1
Fences	Owner	Article VII, Section 1
Fire Alarm System, Individual	Owner	
Floors, Interior	Owner	
Gutters	Association	Article VII, Section 1
HVAC System, Individual	Owner	
Landscaping	Association	Article VII, Section 1 (but Owner can choose to maintain the rear yard)
Lights, Exterior Post	Association	Article VII, Section 1 (but Association not responsible for electricity)
Mailboxes	Association	Article VII, Section 1
Paint, Interior	Owner	
Parking Area	Association	
Phone Wiring	Owner	
Plumbing	Association/Owner	Inside is owner/outside unit is Association
Front Porch	Association	Article VII, Section 1 – Association is responsible for exterior improvements

¹ These guidelines provide generalized information regarding the party responsible for common maintenance items as of May 2013.

Maintenance Item	Responsible Party	Comments
Roof	Association	Article VII, Section 1
Screens	Owner	Article VII, Section 1
Streets	Association	Article IV, Section 12 (private streets only)
Sheetrock, Interior	Owner	
Subfloors	Owner	
Sidewalks	Association	Article VII, Section 1
Water/Sewer	Association/Owner	Association is responsible for water and sewer lines up to the house and between the meter and foundation. Inside water/sewer is Owner responsibility.
Window Frames	Association	Article VII, Section 1 – painting could be considered part of care for exterior building surfaces, and in addition, the Association has published guidelines stating it is responsible for repair and replacement of frames when needed.
Window Glass	Owner	Article VII, Section 1

***The Association has no maintenance responsibility for detached townhomes lots or dwellings located thereon. (See Article VII, Section 2.) The Association also has no maintenance responsibility for any repair or reconstruction that (1) would be covered by an insurance policy, whether or not such policy is in place or (2) that is caused by the willful or negligent act of the Owner, his family, or guests, or invitees. (See Article VII, Section 1.)**