

MAINTENANCE RESPONSIBILITY GUIDELINES¹

150 ST. MARY'S TOWNHOME COMMUNITY

Maintenance Item	Responsible Party	Comments
Attic	Owner	
Attic Stairs	Owner	
Balcony	Owner	
Cable Service	Owner	
Cable Wiring	Owner	
Chimneys	Association/Owner	Depends upon type of repair or maintenance. See Article IX.
Clubhouse	Association	
Crawlspaces	Owner	
Door Frames, Interior Unit	Owner	
Door, Exterior	Association/Owner	Article IX: Association shall paint, repair, replace and care for exterior door sills, frames, and hardware.
Door, Interior	Owner	
Door, Screen/Storm	Association/Owner	If screens are original, see Article IX: Association shall paint, repair, replace and care for exterior door sills, frames, and hardware.
Dryer Venting System	Owner	
Electrical Wiring	Owner	
Electricity	Owner	
Exterior Siding/Surfaces	Association	Article IX
Fire Alarm System	Owner	
Fitness Center/Equipment	Association	
Front Porch and Steps	Owner	
Garage Area	Owner	
Garage Door	Owner	
Gas	Owner	
Gutters	Association	
HVAC System	Owner	
Insurance	Association/Owner	Policies are limited to covering Common Areas and incidents arising out of use of Common Areas. Owner is responsible for insuring his or her Townhome.
Landscaping	Association	
Lights, Exterior	Association	Only in common areas.
Mailbox	Association	
Meeting Room	Association	

¹ These guidelines provide generalized information regarding the party responsible for common maintenance items as of July 2008.

Maintenance Item	Responsible Party	Comments
Parking Area	Association	Only common parking areas.
Patio	Owner	
Patio Fence	Owner	
Phone Service	Owner	
Phone Wiring	Owner	
Plumbing	Owner	
Pool	Association	
Porch	Owner	
Porch Steps	Owner	
Roof	Association	
Shutters	Association	
Skylights	Association	Article IX: Similar to a window, Association is responsible for exterior sill and frame, but not glass.
Tennis Courts	Association	
Water/Sewer Lines	Association/Owner	Owner is responsible for lines located on his or her lot.
Windows, Exterior	Association	Article IX: Association is responsible for exterior sill and frame, but not glass.