

Ridgemoor Townes Maintenance Responsibility

Ref item	ITEM	Homeowner	Association
6.01.	Common sidewalk maintenance		x
6.05	Damage to landscaping caused by resident or guest, autos, repairs, spills, pets, etc.	x	
6.02.	Decks	x	
6.02.	Doors/Windows (repair/replacement/reconstruction)	x	
6.02.	Doors, Patio Doors, Garages and Hardware (repair/replacement)	x	
6.02.	Driveways/Sidewalks/Front Porches	x	
6.02.	Electrical or Mechanical Systems (inside or outside)	x	
6.02.	Exterior lighting (Fixtures & Bulbs)	x	
6.01.	Exterior periodic cleaning; excludes driveways, sidewalks, decks, patios and stoops		x
6.01.	Exterior periodic painting		x
6.01.	Exterior periodic caulking		x
7.09.	Garbage receptacles	x	
6.01.	Grounds/Landscaping (builder installed)		x
6.01.	Grounds/Landscaping (common areas)		x
6.02.	Grounds/Landscaping (homeowner installed)	x	
	Grounds/Landscaping (Locked Gate to Fenced Areas/Loose Animal)	x	
6.01.	Grounds Services: fertilizer, pesticide, algaecide, or fungicide (customary application - no spot treatments)		x
6.01.	Gutter Cleaning		x
6.01.	Gutters and downspouts replacement and repair		x
6.02.	Heating/AC units & feeder lines	x	
10.02.(a)	Insurance Coverage - Fire, Liability and extended coverage	x	
	Interior repairs caused by leaks	x	
6.01.	Irrigation Lines/Facilities (Installed by Declarant)		x
6.01.	Grass, shrubs, trees (front/side/back) - maintenance only		x
13.01	Grass, shrubs, trees (front/side/back) - replacement within property lines	x	
7.17.	Mailbox repair/replacement (normal use)		x
6.02.	Meter leaks or replacement	x	
6.02.	Mortar/Rebar/Tie beams	x	
6.01.	Mulch		x
4.08.(b)	Party Walls- shared by owner	x	
6.02.	Patio/Terraces/Decks and Stairs	x	
6.02.	Pest control- inside home	x	
6.02.	Plumbing (interior or exterior)	x	
6.02.	Porches	x	
6.02.	Porch Roof and Decorative Columns	x	
6.01.	Private road & parking areas		x
6.02.	Repair/Maintenance of Architectural changes (Improvements made on Lot)	x	
6.01.	Replanting of trees and shrubs (Installed by the Declarant)		x
6.01.	Reseeding/Resodding/Replanting of grass (Installed by Declarant Only)		x
6.02.	Roof repair/Leaks/Replacement/Roof decking (sheathing)		x
6.02.	Roof Flashing/fascia and soffit		x
6.02.	Roofing boots around vents		x
6.02.	Roof trusses/joists/structural elements	x	
6.02.	Screens, screen doors, porches	x	
6.02.	Sewer lines from common cleanout to city line	x	
6.02.	Sidewalks/Driveways	x	
6.01.	Siding		x
19.01.	Stormwater Control Facilities		x
	Street Lighting (Private Streets)		x
6.02.	Structural problems	x	
	Termite warranty (adopted by the Board)		x
6.02.	Water lines outside of foundation wall	x	
6.02.	Water lines from meter wall to interior	x	
6.02.	Weatherstripping	x	
6.02.	Windows (repair/replace/reconstruction)	x	
6.02.	Window fixtures & hardware	x	
6.02.	Window glass	x	