

The Greens at Lochmere HOA Maintenance & Service Responsibility Chart

	Single Family	Town Homes	Common Areas
Building and Property Maintenance			
Building - Exterior Surface	Owner	Association	-
Building - Interior	Owner	Owner	-
Chimney	Owner	Association - Surface repair only if not due to structure	-
Doors	Owner	Owner	-
Gutters & Downspouts	Owner	Association	-
Lights on Exterior Building	Owner	Owner	-
Porch	Owner	Owner	-
Roof	Owner	Association	-
Structural	Owner	Owner	-
Vents, Ducts, Flues	Owner	Owner	-
Skylights	Owner	Association - replace if installed prior to 1990, after 1990 caulk only	-
Windows	Owner	Association - wood paint and repair, not replacement	-
Decks/Patios/ Handrails	Owner	Association - Painting only, no replacement or repair	-
Driveways	Owner	Association	-
Fences	Owner	Association - behind TH next to 7th green	-
Lampposts	Owner	Owner	-
Mailbox	Owner	Association - Brick structure and replacement of mailbox as needed	-
Sheds	Owner	Not allowed on common property	Not Allowed
Sidewalks	Owner	Association - repair or replace outside of courtyard	-
Stairs	Owner	Owner	-
Streetlights	-	-	Association
Streets	Town of Cary	Town of Cary	Town of Cary
Trash Enclosures	Owner	Owner	-
Entrance Sign, Walls & Spot Lights	Association	Association	Association
Entrance Pavers	Association	Association	Association
SF / TH Grass/Lawn	Owner	Association	Association

Irrigation System	Owner	Association	Association
Leaf Removal	Owner	Association	Association
Mulch Beds	Owner	Association	Association
Trees, Shrubs	Owner	Association	Association

Utilities

Air Conditioning/ Heating	Owner	Owner	-
Cable TV	Owner	Owner	-
Electrical	Owner	Owner	Association
Gas	Owner	Owner	-
Telephone	Owner	Owner	-
Water	Owner	Association: Meter to Home / Owner: In Home	Association
Sewer	Owner	Association: In common area / Owner: In home and courtyard	Association

Services

Insect Control	Owner	Association	Association
Streets: Snow & Ice Removal	Town of Cary	Town of Cary	Town of Cary
Termite Inspections & Control	Owner	Association	-
Trash Removal	Owner	Owner	-
Courtyard Walls	Owner	Owner sharing wall- cost of maintenance and repair is shared by adjoining neighbors	-

Date Board Approved:
July 29, 2013
Lew Kimmel, President

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