

**2018 MARKET TOWNHOMES
ASSOCIATION AND HOMEOWNER RESPONSIBILITIES**

Ref Item	ITEM	Homeowner	Association
7.1	Common area lighting		x
	Common sidewalk maintenance		x
	Damage to landscaping caused by resident or guest, autos, repairs, spills, pets, etc.	x	
1.31.3	Decks	x	
1.31.3	Decorative columns		x
1.31.3	Doors and Door Hardware (repair/replacement)	x	
1.31.3	Driveways/Sidewalks/Front Porches	x	
1.31.3	Electrical or Mechanical Systems (inside or outside)	x	
1.31.3	Exterior lighting (Fixtures & Bulbs)	x	
1.31.1	Exterior periodic cleaning		x
1.31.1	Exterior periodic painting		x
1.31.1	Exterior periodic caulking		x
	Garbage receptacles	x	
7.2	Grounds/Landscaping (builder installed)		x
7.2	Grounds/Landscaping (common areas)		x
7.2	Grounds/Landscaping (homeowner installed)	x	
7.2	Grounds/Landscaping (Enclosed or Fenced Areas/Loose Animal)	x	
7.2	Grounds Services: fertilizer, pesticide, algacide, or fungicide (customary application - no spot treatments)		x
1.31.1	Gutter Cleaning		x
1.31.2	Gutters and downspouts replacement and repair		x
1.31.3	Heating/AC units & feeder lines	x	
	Ice and snow removal- from private streets		x
	Interior repairs caused by leaks	x	
7.2	Irrigation Lines/Facilities (Installed by Declarant)		x
7.2	Grass, shrubs, trees (front/side/back)		x
	Mailbox repair/replacement (normal use)		x
	Meter leaks or replacement	x	
1.31.3	Mortar/Rebar/Tie beams	x	
7.2	Mulch		x
	Party Walls- shared by owner	x	
1.31.3	Patio/Terraces/Decks and Stairs	x	
	Pest control- inside home	x	
1.31.3	Plumbing (interior or exterior)	x	
1.31.3	Porches	x	
1.31.3	Porch Roof and Decorative Columns		x
	Private road & parking areas		x
	Repair/Maintenance of Architectural changes	x	
7.2	Replanting of trees and shrubs (Installed by the Declarant)		x
7.2	Reseeding/Resodding/Replanting of grass (Installed by Declarant Only)		x
1.31.2	Roof repair/Leaks/Replacement/Roof decking (sheathing)		x
1.31.2	Roof Flashing/fascia and soffit		x
1.31.2	Roofing boots around vents		x
1.31.2	Roof trusses/joists/structural elements	x	
1.31.3	Screens, screen doors, porches	x	
	Sewer lines from common cleanout to city line	x	
1.31.3	Sidewalks/Driveways/Front porches	x	
1.31.3	Siding (hardi board)	x	
7.9	Stormwater Control Facilities		x
	Street Lighting (Private Streets)		x
1.31.3	Structural problems	x	
	Termite warranty		x
1.31.3	Water lines outside of foundation wall	x	
1.31.3	Water lines from meter wall to interior	x	
	Weatherstripping	x	
1.31.3	Windows (repair/replace/reconstruction)	x	
1.31.3	Window fixtures & hardware	x	
1.31.3	Window glass	x	