

MAINTENANCE RESPONSIBILITY GUIDELINES¹

CAMDEN TOWNHOMES AT CARY PARK

Maintenance Item	Responsible Party	Comments
Attic	Owner	Declaration, Art. IX, Sec. 1
Alleys	Association	Declaration, Art. III, Sec. 6
Crawlspaces	Owner	Declaration, Art. IX, Sec. 1
Deck	Association	Declaration, Art. IX, Sec. 1
Door Frames, Exterior	Association	Declaration, Art. IX, Sec. 1
Door, Exterior	Association	Declaration, Art. IX, Sec. 1
Doors, Interior	Owner	Declaration, Art. IX, Sec. 1
Downspouts	Association	Declaration, Art. IX, Sec. 1
Driveways	Association	Declaration, Art. IX, Sec. 1
Exterior Siding/Surfaces	Association	Declaration, Art. IX, Sec. 1
Faucet, Exterior	Association	Declaration, Art. IX, Sec. 1
Fences, Owner Installed	Owner	Declaration, Art. IX, Sec. 3
Flooring, Interior	Owner	Declaration, Art. IX, Sec. 1
Foundation, Exterior	Association	Declaration, Art. IX, Sec. 1
Gutters	Association	Declaration, Art. IX, Sec. 1
HVAC for unit	Owner	
Landscaping	Association/Owner	Association responsible except for areas located inside a fence; Owner responsible for enclosed backyard areas. Declaration, Art. IX, Sec. 2
Lights, Exterior	Association	Declaration, Art. IX, Sec. 1
Outlets, Exterior	Association	Declaration, Art. IX, Sec. 1
Parking Area	Association	Declaration, Art. III, Sec. 6
Patio	Association	Declaration, Art. IX, Sec. 1
Porch	Association	Declaration, Art. IX, Sec. 1
Porch Steps	Association	Declaration, Art. IX, Sec. 1
Roof	Association	Declaration, Art. IX, Sec. 1
Sheetrock, Interior	Owner	Declaration, Art. III, Sec. 6
Streets (Private)	Association	Declaration, Art. III, Sec. 6
Walkways	Association	Declaration, Art. IX, Sec. 1
Water/Sewer lines	Association/Owner	Association responsible if on common area; Owner responsible otherwise
Windows	Association	Declaration, Art. IX, Sec. 1

NOTE 1: The above maintenance responsibilities with respect to the townhome buildings apply when there is no insurance coverage for the damage or the damage is less than the deductible. Per the Declaration, the Association is required to maintain casualty insurance coverage on the townhome buildings. That means that if there is damage that would be covered by the master insurance policy, the Association must file a claim. Insurance proceeds will be used to repair the townhome, and the deductible will be allocated among persons that would be responsible for the maintenance item if there was no insurance (including the Association).

¹ These guidelines provided generalized information regarding the party responsible for common maintenance items as of January 2016.