

Lakeridge Townhome Association
Maintenance & Service Responsibility Chart*
Updated 2025

	Building Maintenance
Building Exterior	Owner: Repair or replacement if caused by willful or negligent act of owner or owner's family, guests, or invitees or if the repair or reconstruction would typically be covered by a casualty policy Association: Except as above, all maintenance, repair, replacement, and painting, including exterior roofing, siding, shutters, and exterior trim.
Building Interior	Owner: All interior repairs. Association: None
Chimney - Fireplace	Owner: All maintenance, repairs and periodic cleaning of the flue. Association: None
Doors	Owner: All painting, maintenance, repair, and replacement of garage and all other doors including, but not limited to, door jamb, storm doors, locks, kick plates, hinges, and doorbells. New front doors (including storm doors) must be black and may or may not include a brass kick plate Association: None
French Drains	Owner: All maintenance, repair and replacement whether installed by the Owner or any previous Owner. Association: None
Front Porches	Owner: Routine cleaning, keeping free and clear of snow and ice; repair or replacement if caused by willful or negligent act of owner or owner's family, guests or invitees or if the repair or reconstruction would typically be covered by a casualty policy. Association: Except as above, all maintenance, repair and replacement
Gutters, Downspouts, and Extensions	Owner: All maintenance, repair and replacement if installed by the owner or any previous owner. If you need to add a downspout extension to your home, they cannot extend out into the yard as this is an impediment to the landscapers. If the downspout extensions must extend out into the yard they must be buried utilizing a popup as close to the road as is practical. If the downspouts extensions are within the mulched areas ensure that they are camouflaged with shrubs and vegetation, are buried, or make use of a low profile version (rectangular versus round). Association: All maintenance, repair, and replacement of original installation by the builder.
Lights – Exterior Building	Owner: All maintenance, repair and replacement if the light is controlled by the Owner. Association: Maintenance, repair and replacement only if not under the control of the Owner (i.e. Association pays for the electricity)
Roof	Owner: Repair and replacement of structural components of roof including roof deck (plywood sheathing); repair and restoration of interior damage caused by roof leak; repair and replacement of all skylights. Association: Repair to source of roof leak; repair and replacement of shingles, felt and flashing.
Structural	Owner: All maintenance, repair and replacement of building structural components (i.e. walls, floor joists, roof trusses, foundation, etc.); responsible for inspections treatments and repairs necessitated by termites, insects and other infestations. Association: None.
Vents, Ducts, Flues	Owner: All maintenance, repair and replacement of dryer and bathroom vents, dryer ducts, chimney flues, roof vents, attic fans, etc., including removal of insects and animals. Association: None.
Windows, Skylights	Owner: All maintenance, repair and replacement of windows, including, but not limited to, window casings, screens, solar tubes, and window mechanisms. Association: None.
	Exterior
Decks	Owner: Routine cleaning, keeping free and clear of snow and ice; all maintenance, repair and replacement. Association: None
Sun Porches	Owner: All maintenance, repair, replacement, painting, and water leak damage where the sun porch roof and/or walls adjoin the original building structure. Association: None
Driveways	Owner: All maintenance, repair and replacement, routine cleaning; keeping free and clear of snow and ice. Association: None.

Fences	Owner: N/A Association: None. Structural fencing is not allowed per LakeRidge Guidelines.
Light Fixtures	Owner: All maintenance, repair and replacement of bulbs and fixtures if owner pays for electricity or controls the light. New front light fixtures must be only black or brass as has been approved in the past. New front light fixtures must be approved by the ACC in terms of esthetics in order to remain consistent with the neighborhood. Association: Maintenance, repair, and replacement of bulbs and fixtures when the Association pays for electricity or controls the light.
Mail Kiosk/Mailboxes	Owner: USPS maintains the mailboxes and locks. They will replace mailbox locks if needed. Owner pays for replacement key, regardless of cause (lost, stolen, damaged lock, etc.). Association: All maintenance, and repair of the kiosk structure
Satellite Dishes	Owner: All maintenance, repair and replacement. See Guidelines for restrictions and ACC approval requirements. Association: None.
Sidewalks	Owner: Routine cleaning; keeping free and clear of snow and ice; any damage caused by or resulting from abuse or chemicals (salt, petroleum products, paints, etc.). Association: All maintenance, repair and replacement; note, discolored or cracked sidewalks will only be repaired or replaced if they present a safety hazard.
Streetlights	Owner: None. Association: For maintenance, repair, and replacement performed by Duke Energy please report the pole number printed on the streetlight.
Streets	Owner: None, unless repair or replacement is necessitated by damage caused by the Owner or resulting from the Owner's vehicle. Association: Pot hole repairs, excessive sand removal, protective sealing, and asphalt overlay as necessary
Trash Containers	Owner: All maintenance, repair and replacement of owner's containers. Association: All maintenance, repair, and replacement of common area containers.
Window Boxes	Owner: Window planter boxes may be installed only on the rear windows of a unit. The homeowner must submit sufficient details about size, installation, box lining and plant types for ACC approval <i>prior</i> to installation. All maintenance, repair and replacement. Association: None
Grounds and Landscaping	
Grass/Lawn	Owner: Responsible to ensure grounds are free and clear of obstructions which would hinder the Association grounds contractor. Association: Responsible to maintain the condition of the grounds (not necessarily to improve the quality of the grounds) in a manner in the discretion of the Board.
Irrigation System	Owner: Responsible for the repair or replacement of parts damaged by the Owner or guests. Association: Responsible for the maintenance, repair and replacement of the irrigation system, and providing water for the system.
Gutter Cleaning	Owner: Responsible for additional cleanings beyond the Association's annual cleaning. Association: Responsible for, at least, one gutter cleaning per year.
Mulch Beds	Owner: May provide additional maintenance (weeding, mulch) of existing beds as desired; additions or modifications of plant materials or the beds require prior ACC approval Association: Responsible to maintain the beds, including mulching and weeding, as determined by the Board of Directors.
Trees, Shrubs	Owner: All maintenance, repair and replacement if installed by the Owner or any previous Owner; replacement only if necessitated by abuse or neglect. Association: Responsible to maintain, including trimming, planting and replacement, in the discretion of the Board.
Utilities	
Air Conditioning/Heating	Owner: All maintenance, repair and replacement. Association: None.
Cable TV	Owner: All maintenance, repair and replacement. External cable routing modifications could cause water leakage into the interior and are the homeowner's responsibility Association: None.

Electrical	Owner: All maintenance, repair and replacement. Association: None.
Gas	Owner: All maintenance, repair and replacement. Association: None.
Telephone	Owner: All maintenance, repair and replacement. Association: None.
Water/Sewer	Owner: All maintenance, repair, and replacement to lines/pipes on the Owner’s property, or for repair resulting from misuse by Owner. Association: None.
	Services
Insect Control	Owner: All inspections, treatment and control Association: None, except that the Association will consider providing insect control if alerted by Owner to insects associated solely with exterior building surfaces, e.g., carpenter bees. The obligation to treat and control all insects remains with the Owner unless a specific case is approved in writing by the Board.