

MAINTENANCE RESPONSIBILITY CHART FOR CYPRESS POINT CARRIAGES HOME OWNERS ASSOCIATION, INC.

ITEM	UNIT OWNER	ASSOCIATION
Air Conditioning	XXX	
Asphalt Maintenance & Repairs		XXX
Brick or Mortar Siding		XXX
Chimney Caps		XXX
Common Area Maintenance		XXX
Crawl Space/Foundation Components	XXX	
Crawl Space/Mechanical Components	XXX	
Curbs and Gutters		XXX
Decks (wood only Toll Installed)		XXX
Door Bells, Knobs, Locks, Fixtures	XXX	
Driveways		XXX
Equipment and Appliances	XXX	
Exhaust Fans - Roof & Siding Caps		XXX
Exhaust Fans - Motor & Duct Work	XXX	
EXTERIOR ITEMS:		
Alterations (with approval)	XXX	
Doors, Frames, Encasements Maintenance & Repair	XXX	
Doors, Frames - Painting		XXX
Storm Doors (with approval)	XXX	
Fireplace Cleanouts	XXX	
Light Fixtures, Front Door & Garage		XXX
Light Fixtures, Back & inside Screen Porch	XXX	
Handrails		XXX
House Numbers	XXX	
Painting (Including front doors)		XXX
Pest Control		XXX
Siding & Trim (Cleaning/Painting/Repair)		XXX
Sheathing & framing material, flashing, wrap, etc. beneath siding	XXX	
Storm Sewer Lines (Common Areas)		XXX
Storm Sewer Lines (Inside Lot Lines)	XXX	
Water Leaks Below Ground (Common)		XXX
Water Leaks Below Ground (Inside Lot Meter to House)	XXX	
Water/Sanitation Lines (Common)		XXX
Water/Sanitation Lines (Inside Lot Lines)	XXX	
Water Faucets	XXX	
Window Frames & Encasements	XXX	
Yard Lights & Fixtures (Front Yard Only)		XXX
Garbage & Recycling Receptacles	XXX	
Gutters, Downspouts & Splash Blocks		XXX
Gutter Cleaning		XXX
Irrigation Systems		XXX
Interior Plumbing Pipes & Fixtures	XXX	
Landscaping (Builder & HOA Installed)		XXX
Landscaping (Homeowner Installed with ACC Approval)	XXX	
Parking Areas, Sidewalks & Utilities		XXX
Pressure Reducing Valves	XXX	
Roof Shingles/Copper/Sheet Metal		XXX
Roof Structural Members	XXX	
Shutters		XXX
Smoke Detectors	XXX	
Skylights	XXX	
Snow Removal - Roads		XXX
Stoops & Walkways		XXX
Street Cleaning		XXX
Trash Collection	City of Raleigh	
Termite Inspection & Exterior Treatment		XXX
Termite Exterior & Foundation Repairs		XXX
Termite Interior Repairs	XXX	
Under Eaves Air Vents		XXX
Water Pipes Within Walls	XXX	
Window Glass and Screens	XXX	