

Gateway Townhomes Owners Association Inc

Maintenance Responsibility Chart

Note: The Covenants & Board decisions take precedent over this chart

	ITEM--Note homeowners may be charged for items not covered by your HOA	Association	Unit Owner
1	Common area/limited common area	X	
2	Deck/Rails cleaning & sealing & replacement		X
3	Doors & door frames-garage (repairs & replacement)		X
4	Door painting-front door and garage (exterior)	X	
5	Electrical wiring & service		X
6	Exterior lighting fixture attached to building		X
7	Exterior trim & siding	X	
8	Exterior outlets and vents and vent lines		X
9	Fences in common area	X	
10	Foundation/porch/garage cracks are builder defects and homeowner will need to contact the warranty company or deal with the builder directly		X
11	Front stoop structural & superficial, not foundations	X	
12	Glass surfaces/windows & doors		X
13	Gutter maintenance/repair/cleaning	X	
14	Heating & A/C lines/equipment		X
15	Interior building surfaces		X
16	Interior damage due to roof/siding leaks		X
17	Insects/Pests (termites & bees for buildings) Fireants	X	
18	Insects/Pests (all other pests interior-ie spiders,ants, roaches, bats, snakes, etc.)		X
19	Insurance (Property-townhome building structure (studs-out type policy), Liability on common property and all Association-owned amenities)	X	
20	Insurance - personal content and dry wall inwards		X
21	Landscaping in common areas	X	
22	Mailbox System Replacement	X	
23	Mailbox keys and LOCKS - Post office 919-420-5335		X
24	Outside spigot		X
25	Patio (cleaning and replacing)		X
26	Painting exterior of unit	X	
27	Roof including boots and flashing	X	
28	Retaining wall	X	
29	Screens (windows & doors)		X
30	Sewage lines (from clean out to unit)		X
31	Sewage lines (from clean out to main)	X	
32	Storm windows & doors		X
33	Street/parking area (private streets)	X	
34	Street lights	X	
35	Walkways & driveways - cracks are fixed as projects	X	
36	Water lines (from meter to unit)		X
37	Water lines (from meter to main)	X	
38	Window, window frame, sashes & sill		X