

Who Is Responsible?

Ivy Hall

Often there are questions as to who is responsible for different items at the townhomes. The following lists are intended to be a guide. Should you have any additional questions, please feel free to contact a Board of Director or Charleston Management.

The Homeowner is responsible for the following –

- Interior surfaces and structure
- Interior Plumbing
- Fireplace and Flue
- Exterior Glass Surfaces
- Window Screens
- Windows and Window Frame (including operation)
- Exterior Water Faucets
- Heating/Cooling System and Water Heater
- Storm Doors
- Exterior Doors/Door Frames including Garage Door
- Exterior Door Locks and Knobs
- Exterior Light Fixtures and Bulbs
- Sewer Clogs Inside Home Up To Exterior Cleanout
- Utilities
- Interior Pest Control
- Solar Tubes, Skylights, Etc. Installed By Owner

The Association is responsible for the following –

- Periodic Painting Of The Exterior
- Periodic Powerwashing Of The Exterior
- Streets, Driveways, and Parking Lots
- Water Lines Outside The Foundation
- Sewer Lines Outside The Foundation
- Lawn Maintenance
- Sidewalks
- Clubhouse, Pool, and Retention Ponds
- Mailboxes
- Common Area Plantings
- Shrubs and Trees
- Annual Termite Inspection
- Roof Replacement
- Siding/Gutter Maintenance
- Streets (Except Valley Stream & Ivy Crest)
- Community Signs
- Builder Installed Fences and Gates

The City is responsible for the following –

- Garbage/Recycling Collection
- Ivy Crest & Valley Stream

*****Roof Leaks – Please contact Charleston
Management – 919-847-3003**

****IMPORTANT:** In the event that the need for maintenance, repair and/or replacement is caused by fire, lightning, windstorm, hail, explosion, riot, riot attending a strike, civil commotion, aircrafts, vehicles and smoke, as well as other similar conditions/situations beyond the Associations control, the foregoing are defined and explained in the NC Standard Fire and Extended Coverage Insurance Policies, the cost of such maintenance, repair and/or replacement shall be the responsibility of the Owner.