

Ardmore Owners Association Maintenance Responsibility Chart

Item	Owner Responsibility	Association Responsibility
Attic Power Vents and Fans	XXX	
Decks, Patios, Porches, Balconies, Stoops, Walkways Etc.	XXX	
Electrical Fixtures (except in common areas)	XXX	
Exterior Building Surfaces		
Siding & trim (cleaning/painting/repair)		XXX
Siding & trim (storm damage)	XXX	
Exterior doors and windows (repair/replacement)	XXX	
Exterior doors and windows (repainting of surface and trim)		XXX
Exterior window, door, window/door frames and encasements	XXX	
Exterior door kick plate		XXX
Removal of decaying wood on exterior building surfaces		XXX
Extra cost of painting due to owner negligence (color change or use of wrong paint)	XXX	
Foundation/Structural Parts of Home	XXX	
Grounds/Landscape Maintenance		
Damage to landscaping caused by owner or guests	XXX	
Grounds maintenance inside fenced area	XXX	
Grounds/Landscaping (common areas)		XXX
Grounds/Landscaping (owner installed)	XXX	
Gutters		
Gutter Cleaning		XXX
Gutter replacement and repair		XXX
HVAC units & feeder lines	XXX	
Insurance		
Property - building structure and foundation (including storm damage), liability and personal content	XXX	
Common - property liability and all Association owned amenities		XXX
Irrigation System		
Repairs, Winterization, replacement of parts		XXX
Lighting		
Common area lighting		XXX
Exterior yard lights & fixtures	XXX	
Upgraded Street lighting		XXX
Mailbox Kiosks replacement		XXX
Keys	XXX	
Pest control	XXX	
Household Insects	XXX	
Animals (birds, squirrels, etc. in attics chimneys or inside the unit)	XXX	
Termite Warranty (5 Year Initial)		XXX
Repair/Maintenance of Architectural changes	XXX	
Roofing		
Roof repair/Leaks/Replacement		XXX
Interior repairs caused by leaks	XXX	
Sewer lines from 1st cleanout to city line		Town of Cary
Sidewalk & Driveway Maintenance		
Driveways (maintenance, cleaning)	XXX	
Driveways (repair/replacement)		XXX
Entry Walkway	XXX	
Ice/Snow removal from driveways and walks	XXX	
Sidewalks		XXX
Termite Warranty		XXX
Water Lines		
Water lines damaged by HOA		XXX
Water lines from meter to city line		XXX
Water lines from meter to interior	XXX	
Water spigots (Exterior)	XXX	
Windows		
Window fixtures & other hardware	XXX	
Window frames, encasements and glass	XXX	
Screens, screen doors & screened porches	XXX	