

Towns at Old Mill Village - Townhomes Maintenance & Services Responsibility Chart

The following responsibility Chart is intended to be a guide for the benefit of the unit owner and as a summary of certain applicable provisions in the restrictive covenants and other governing documents applicable to the development. In the event of any conflict between this Chart and the restrictive covenants or other governing documents, the restrictive covenants and other governing documents control. The Chart is general in nature and does not address every circumstance. For instance, owners can be responsible for maintenance caused by their negligence among other circumstances.

Exterior Building Maintenance		
Building – Exterior Surface	Owner:	Paint, repair, maintenance and replacement for all glass surfaces, screens for windows and doors
	Association:	Paint, repair, replace and care for (not including above mentioned owner responsible items)
Building – Interior	Owner:	All, with shared Party Wall responsibility pursuant to the restrictive covenants
	Association:	None
Exterior Doors	Owner:	None
	Association:	Maintain, repair and replacement of doors
Gutters & Downspouts	Owner:	None
	Association:	Paint, repair, replace and care for and cleaning
Lights – Exterior Building	Owner:	Repair, replace and maintenance for attached to unit lighting (carriage lights)
	Association:	None
Roof	Owner:	None
	Association:	Repair, replace and care for shingles, boot vents and ridge vents.
Structural	Owner:	All
	Association:	None
Vents, Ducts, Flues	Owner:	Maintain, repair, replacement and clean out
	Association:	None (except sealing necessary to stop roof leak)
Windows & Skylights	Owner:	Maintain, repair and replacement
	Association:	None
Exterior Improvements		
Decks / Patios / Handrails	Owner:	Maintain, repair, replace and care for
	Association:	None except maintenance of any handrails on stoops
Fences	Owner:	All for fencing installed on lot by lot owner, as well as any lawn/ landscaping or other improvements within such fenced area
	Association:	Paint, repair, replace and care for fences installed by Declarant or Association or in townhome common areas
Mailbox	Owner:	None
	Association:	Paint, repair, replace and care for cluster mailboxes
Parking Areas	Owner:	None
	Association:	Maintain, repair and replacement
Sidewalks	Owner:	None
	Association:	Town of Apex Public works

Signage	Owner:	Paint, repair, replace and care for unit identification signage
	Association:	None for individual units
Stairs	Owner:	Clean, maintain, repair and replacement of all stairs servicing one lot within the exception of stoops
	Association:	Stoops only
Streetlights	Owner:	None
	Association:	Town of Apex
Streets	Owner:	None
	Association:	Alley ways. All streets are owned by Town of Apex and HOA does not maintain streets.
Storm Water Control	Owner:	None
	Association:	Maintain, repair and replacement based on the Stormwater Agreement, the Code and applicable regulations, rules and directives of the Town.
Unit Walkways	Owner:	None.
	Association:	Clean, maintain, repair and replacement of walkways
Grounds and Landscaping		
Grass / Lawn	Owner:	Maintain, care and upkeep of lawn and yard improvements within any rear fenced in area
	Association:	Maintain, care and upkeep of lawns and common areas which includes front, side (if applicable) and rear unless within owner fenced in area.
Leaf Removal	Owner:	Only area within rear fenced owner privacy area
	Association:	As needed by landscaper on Townhome Common Areas
Mulch Beds	Owner:	None except within any rear fenced in area
	Association:	Townhome common areas and other areas except any rear fenced in area
Trees and Shrubs	Owner:	None except within any rear fenced in area
	Association:	Maintain on Townhome Common Areas and other areas except any rear fenced in area
Utilities		
Air Conditioning / Heating	Owner:	All service, maintenance, repair and replacement
	Association:	None
Cable TV	Owner:	All service, connection, maintenance, repair and replacement
	Association:	None
Electrical	Owner:	All service, connection, maintenance, repair and replacement
	Association:	None
Gas	Owner:	All service, connection, maintenance, repair and replacement
	Association:	None
Telephone	Owner:	All service, connection, maintenance, repair and replacement
	Association:	None
Water / Sewer	Owner:	Repair, replacement and clean out of water and sewer lines and facilities located upon such Owner's Lot
	Association:	Maintain, repair and replacement of water or sewer lines which is either located outside public street rights-of-way or outside any City utility easement and which is also located within Townhome Common Area
Services		

Insect Control	Owner: Any as needed by owner Association: Only Annual Termite Bond/ exterior inspection
Insurance	Owner: It is strongly suggested that each owner insure the Owner's unit with no less than H03 policy coverage; which will include fire, vandalism, mischief and extended coverage to include one hundred percent (100%) insurable replacement value. Association: Coverage for 100% insurable replacement value of Common Areas; and requirements under the Stormwater Agreement; General Liability of no less than One Million (\$1,000,000.00) Dollars per occurrence; and Directors & Officers
Snow & Ice Removal	Owner: Responsible for Stairs servicing their individual unit Association: Responsible for sidewalks, walks and stoops
Exterior Termite Inspections & Control	Owner: None Association: Once per year exterior inspection, and exterior treatment as necessary
Trash Removal	Owner: Responsible for removal of all trash and debris from unit for removal by Town of Apex Solid Waste service. Association: None