

Downing Village Townhomes Association and Homeowner Maintenance Responsibilities

The following lists and definitions are intended to guide the homeowner, the Homeowner's Association, and its Board of Directors along with the Community Manager. The Association and Owners responsibilities are established in Declaration of Covenants, Conditions & Restrictions and Architectural Guidelines where applicable.

Please note:

- Homeowner responsibilities along with those for the City/County/Town and related utility companies are not necessarily limited to items on the list.
- HOA Responsible items are generalizations and may be done on an individual work order basis or only as a scheduled project (such as power washing, painting, or total roof replacement). Reach out to your manager regarding questions about any specific line item.
- If there is a discrepancy between this list and the Declaration of Covenants the Declaration of Covenants will supersede this list.

Maintenance Area in Question	Association (A) or Homeowner (O)	Notes
Animals/Pest (for Termites see "Insects")	O	
Chimney Cap/bird screens	O	
Common area/limited common area	A	
Covers for electrical, dryer lines, and other internal equipment or functions	O	
Crawl Space Door	O	Except for routine scheduled painting of exterior
Crawl space door locks/latches	O	
Deck/front stop structural & superficial	O	
Door, including frames	O	Except for routine scheduled painting of exterior
Drainage, Personal Property	O	
Drainage, Common Area	A	
Electrical Wiring & Service	O	
Exterior lighting fixture attached to building	O	
Exterior trim and siding	A	
Exterior outlets	O	
Fences and Rails around decks	O	
Foundation	O	
Framing of building structure	O	
Glass surfaces/windows & Doors	O	
Gutter installation	O	
Gutter maintenance/repair/cleaning (excluding extensions/additions)	A	
Heating & AC lines/equipment	O	
House wrap	O	
Interior building surfaces	O	
Interior damage due to roof/siding leaks	O	
Insects (termites and boring bees)	O	Unless there is significant damage to maintenance item for which Association is responsible, Check with association termite treatment/inspection company as they may assist per contract
Insurance (common property liability and association owned amenities)	A	
Insurance (Property- building structure and foundation, liability and personal content)	O	
General Landscaping in common areas	A	
Mailboxes & Posts	A	

Outside Spigot	O	
Plumbing servicing individual home	O	
Sewage lines (unit to main line tie in)	O	
Waterlines (from meter to unit)	O	
Roof (unit & shed) including boots and flashing	A	
Retaining wall (on common area)	A	
Painting exterior of unit & shed	A	
Storage Shed	O	Except for building surfaces and roof similar to maintenance rest of home
Storm windows & Doors	O	
Street/Parking Area (private streets)	A	
Streetlights	Town of Cary	
Walkways & Driveways	O	
Windows and Sashes	O	
Window frame and sill	O	
Screens (Windows and Doors)	O	