



HOA Maintenance Responsibility Chart - Carson Condominiums

Maintenance Item	Responsible Party	Comments
Balcony / Patio	Association / Owner	Association is responsible for the structural components of the balconies and patios; Owner is responsible for keeping balconies and patios in a clean, neat and orderly condition.
Balcony / Patio Railings	Association	
Telecom Service, Unit	Association/ Owner	Association provides utilities to the Property; Owner is responsible for utilities within thir Condo.
Telecom Wiring, Unit	Owner	
Doors, Door Frames, Interior Unit	Owner	
Door, Exterior	Association	
Utilities, Interior Water	Owner	Each residence has metered water. Association will bill individual owners for water usage.
Utilities, Interior Unit	Owner	Owner Responsible for Utilities within Condo.
Utilities, Exterior	Association	Association responsible for providing utilities to property. Irrigation is covered by association.
Dryer Venting System including lint filters	Owner	Association responsible for repair and replacement of exterior vent cover; Owner responsible for ordinary maintenance of the washer/dryer
Electrical Wiring, Exterior	Association	Association responsible for all common lines, and responsible for repair and replacement of chutes, flues, duct, wire, etc.
Electrical Wiring, Interior Unit	Owner	Owner responsible for ordinary maintenance of chutes, flues, duct, wire, etc. serving his or her Unit. Owner responsible for fixtures.
Landscaping		Community landscaping is Association responsibility unless maintained by the City of Raleigh.
Lighting, Interior Unit	Owner	
Lighting, Exterior	Association	
Electricity – General Common Element	Association	Association responsible for site, landscaping & exterior lighting
Entry System, Building	Association	
Exterior Siding/Surfaces/Brick	Association	
Fire Alarm System, Building	Association	Master fire panel in each building maintained by association
Smoke Detection System, Interior Unit	Owner	Owner responsible for replacing batteries in smoke detectors
Floors, Interior	Owner	
Gas Service	Association	Association responsible for providing gas to property
Gas	Owner	Owner responsible to set up account with gas provider.
Gas, Common	Association	
Gutters	Association	
HVAC System, Unit	Owner	
Mailbox	Association	
Pest Control, Exterior	Association	
Pest Control, Interior unit	Owner	
Paint, Exterior	Association	
Paint, Interior Unit	Owner	
Private Road & Parking	Association	Association responsible for snow removal & road maintenance
Plumbing, Exterior	Association	Association responsible for all common lines, and responsible for repair and replacement of chutes, flues, duct, wire, etc.
Plumbing, Interior Unit	Owner	Owner responsible for ordinary maintenance of chutes, flues, duct, wire, etc. serving his or her Unit after sub-meter. Owner responsible for fixtures.
Plumbing, Below Slab	Association	
Plumbing to Sub-Meter	Association	Owner billed by Association for interior water usage
Roof	Association	
Sprinkler Heads, Unit	Association	
Sprinkler System, Building	Association	
Attic/Scuttle	Owner	
Stove Hoods	Owner	
Trash Collection Areas	Association	
Garage Door	Owner	Maintained by owner. Doors must remain free of damage

* These guidelines provide generalized information regarding the party responsible for common maintenance items as of September 2020.

A Capital Contribution of \$500 will be Due at Closing