

Appendix A

CAMDEN TOWNHOMES MAINTENANCE RESPONSIBILITY CHART

ITEM	Homeowner	Association
Attic power vents, vents and fans	X	
Common area lighting		X
Common sidewalk maintenance		X
Damage to landscaping caused by resident, employee or guest, autos, repairs, spills, pets, etc.	X	
Driveways repair and replacement		X
Electrical fixtures (except in common areas)	X	
Exterior townhouse numbers		X
Exterior water spigots	X	
Exterior window frames, encasements, & glass	X	
Extra cost of painting due to owner negligence (changing the color or using the wrong type of paint, adding holes)	X	
Foundation/structural parts of home	X	
Garage Doors	X	
Grounds/Landscaping (builder installed)		X
Grounds/Landscaping (common areas)		X
Grounds/Landscaping (homeowner installed)	X	
Gutter/downspout Cleaning, replacement & repair		X
Heating/AC units & feeder lines	X	
Ice and snow removal from private streets		X
Ice and snow removal from driveways & walkways	X	
Interior repairs caused by leaks	X	
Mailbox repair/replacement (normal use) (cluster box)		X
Meter leaks or replacement	X	
Party Walls- shared by owner	X	
Pest control- inside home	X	
Private road & parking areas other than driveway repair		X
Repair/Maintenance of Architectural changes	X	
Roof repair/Leaks/Replacement		X
Screens, screen doors, doors	X	
Service Walks from drive to home		
Sewer lines from common cleanout to city line	X	
Siding, trim and shutters (cleaning/painting/repair)		X
Storm doors	X	
Structural problems	X	
Termite warranty		X
Water lines damaged by HOA		X
Water lines outside of foundation wall	X	
Weather-stripping	X	
Window fixtures & door hardware	X	
Window glass	X	