

Last updated: 10/2/2019

MAINTENANCE RESPONSIBILITY CHART

Villages of Wakefield Townhomes

ITEM	Homeowner	Association
Animals in chimney		
Attic power vents and fans		
Chimney cap leaks		
Chimney surface (brick)		
Common area lighting		
Damage to landscaping caused by resident, employee or guest, autos, repairs, spills, pets, etc.		
Electrical fixtures (except in common areas)		
Exterior townhouse numbers		
Exterior water spigots		
Exterior window TRIM		
Exterior yard lights & fixtures		
Extra cost of painting due to owner negligence (changing the color or using the wrong type of paint)		
Fencing (to include privacy fences)		
Firewood stored 18" from wooden structures. No more than 1/2 cord can be stored at a time. Wood cannot be stacked against trees.		
Foundation/structural parts of home		
Garbage receptacles		
Grounds/Landscaping (builder installed)		
Grounds/Landscaping (common areas)		
Grounds/Landscaping (homeowner installed)		
Gutter Cleaning		
Gutter replacement and repair		
Heating/AC units & feeder lines		
Ice and snow removal- from private streets		
Interior drainage (except gutters & downspouts)		
Interior repairs caused by leaks		
Irrigation/Sprinklers		
Mailbox repair/replacement (normal use)		
Meter leaks or replacement		
Pest control- inside home		
Private road & parking area repair		
Repair/Maintenance of Architectural changes		
Roof repair/Leaks/Replacement-except Skylights (owner)		
Screens, screen doors & screened porches		
Sewer lines from common cleanout to city line		
Sidewalk(Public Roads)	City of Raleigh	
Siding & trim (cleaning/painting/repair)		
Storm doors & Doors		
Structural problems		
Termite warranty		
Walkway maintenance		
Water lines damaged by HOA		
Water lines from meter to city line		
Water lines from meter wall to interior		
Weather-stripping		
Window fixtures & door hardware		