

KINGSTON AT WAKEFIELD HOMEOWNERS ASSOCIATION MAINTENANCE RESPONSIBILITY			
ADOPTED 2011			
	ITEM OF REPAIR:	ASSOCIATION:	OWNER:
▶	Animals getting into chimney		XXX
▶	Attic fans and vents		XXX
▶	Chimney leaks		XXX
▶	Common area lighting	XXX	
▶	Common area landscaping (turf, trees, shrubs, etc.)	XXX	
▶	Damage to landscaping due to owners & guests auto repairs, negligence or improper parking		XXX
▶	Fences installed by builder	XXX	
▶	Fences installed by homeowner		XXX
▶	Fire System Maintenance, Repair & Annual Inspection	XXX	
▶	Electrical fixtures and lines		XXX
▶	Exterior siding and trim repairs and replacements		XXX
▶	Foundation		XXX
▶	Glass window/doors		XXX
▶	Gutter cleaning, repairs and replacements		XXX
▶	Heating, A/C units & lines feeding		XXX
▶	Ice and snow removal from common areas	XXX	
▶	Inside damage caused by exterior leaks or failures		XXX
▶	Inside and outside insect control		XXX
▶	Insurance		
	Property - building structure		XXX
	Personal content		XXX
	Common - property liability	XXX	
▶	Maintenance and replacement-gutters		XXX
▶	Maintenance, power washing and repainting of buildings		XXX
▶	Repair/replacement of parking areas not maintained by City of Raleigh	XXX	
▶	Repair/replacement of damaged parking areas caused by vehicles leaking harmful fluids onto pavement		XXX
▶	Roof leaks and flashing repairs		XXX
▶	Roof replacements		XXX
▶	Storm doors, screens and storm windows		XXX
▶	Structural problems		XXX
▶	Termite warranty	XXX	
▶	Unapproved changes		XXX
▶	Walkway maintenance	XXX	
▶	Water & sewage lines (from meter to street)	XXX	
▶	Water & sewage lines (from house to meter and inside walls)		XXX
▶	Window boxes or damage to structure which they are attached or placed		
▶	Yard (Sod and planting beds). Limited cutting/blowing/trimming will be provided by the HOA at HOA discretion.”		XXX

* When the HOA sends a contractor to perform work, it should not be assumed that the HOA is responsible for payment. Any portion of the work that is determined at any point to be the owner's responsibility will be re-billed to the owner for payment. *