

MAINTENANCE RESPONSIBILITY GUIDELINES¹

HIGH PARK

Maintenance Item	Responsible Party	Comments
Attic	Owner	
Attic Stairs	Owner	
Balcony	Owner	
Cable Service, Unit	Owner	
Cable Wiring, Unit	Association/Owner	Owner responsible for lines serving only his or her Townhome
Chimneys	Association/Owner	Depends upon type of maintenance/repair. Article IX – Association responsible for exterior maintenance.
Clubhouse	Association	
Crawlspaces	Owner	
Door Frames, Interior Unit	Owner	
Door, Exterior	Association	Article IX – Association responsible for exterior door sills, frames and hardware
Door, Interior	Owner	
Door, Screen/Storm	Association	If original to the Townhome, see Article IX – Association responsible for exterior door sills, frames and hardware
Dryer Venting System	Owner	
Electrical Wiring	Association/Owner	Owner responsible for lines serving only his or her Lot
Electricity	Owner	
Exterior Siding/Surfaces	Association	Article IX
Fire Alarm	Owner	
Fitness Center/Equipment	Association	
Floors, Interior	Owner	
Gas	Association/Owner	Owner responsible for lines serving only his or her Lot
Gutters	Association	Article IX
HVAC System, Townhome	Owner	Including condenser
Insurance Coverage over Deductible	Owner	
Insurance Deductible	Owner	
Landscaping	Association	
Lights, Exterior	Association/Owner	Association responsible for common area lighting; Owner otherwise responsible.
Mailbox	Association	
Meeting Room	Association	

¹ These guidelines provided generalized information regarding the party responsible for common maintenance items as of August 2008.

Maintenance Item	Responsible Party	Comments
Meter, Electric	Association/Owner	Owner responsible if serving only his or her Lot; otherwise Association responsible
Paint, Interior	Owner	
Parking Area	Association	
Patio	Owner	
Patio Fence	Owner	If serving only a single Lot
Phone Service	Owner	
Phone Wiring	Association/Owner	Owner responsible for lines serving only his or her Lot
Plumbing	Association/Owner	Owner responsible for lines serving only his or her Lot
Pool	Association	
Porch	Owner	
Porch Steps	Owner	
Roof	Association	Article IX
Sheetrock, Interior	Owner	
Shutters	Association	Article IX – Association responsible for exterior surfaces
Skylights	Association	Article IX – Association responsible for exterior window sills, frames and hardware, but not responsible for glass
Subfloors, Townhome	Owner	
Tennis Courts	Association	
Water/Sewer	Association/Owner	Owner responsible for lines serving only his or her Townhome
Window Frames	Association	Article IX – Association responsible for exterior window sills, frames and hardware, but not responsible for glass
Windows	Association	Article IX – Association responsible for exterior window sills, frames and hardware, but not responsible for glass
Wireless Internet	Owner	