

Orchards Townhomes Maintenance Responsibility Chart

	Responsibility	
	Owner	HOA
Streets and Asphalt Parking Areas		X
Water & Sewer Lines from meter to home	X	
Roofs of TH		X
Downspouts and gutters on TH		X
Siding of TH		X
Windows and window frames of TH	X	
Foundations/TH structure, incl. waterproofing	X	
Sidewalks & Walkways		X
Decks of TH		X
Patios of TH		X
HVAC of individual TH	X	
Storm Doors of TH	X	
Exterior doors - Painting/Maintenance		X
Exterior Door Frame & Sill		X
Glass Doors, if any	X	
Window screens and screen doors	X	
Window panes and Window fixtures(trim)	X	
Shutters		X
Glass Surfaces	X	
Exterior/Interior Hose Bibs	X	
Exterior light fixtures	X	
Exterior light bulbs	X	
Grass, shrubs and other landscaping on Common Property**		X
Plant Replacement		X
Drainage***	X	
Damage to Common Property - Owner or Occupant or Guest	X	
Electrical wiring serving only one TH (regardless of where located)	X	
Landscaping of Individual TH Lots**		X
Builder/Construction Defects	X	
Fencing/dividers	X	

**This maintenance includes regular services outlined in the Association's landscaping contract

*** The Association does not repair faulty drainage. This may be covered under your home warranty during the first year following construction.