

URBAN PLACE AT FIVE POINTS

Responsibility of Homeowner & HOA

Maintenance and Replacement

Maintained by

Item / Area	Homeowner	HOA	Notes
Roof	X	X	Rubber and Wood Decking maintained by Homeowner. Shingled Roof Maintained by HOA
Exterior siding / walls		X	
Front door	X		
Windows	X		
Garage door	X		
Driveway / Sidewalk	X		
Patio / deck	X		
Foundation	X		
Landscaping (front yard)		X	Homeowner is responsible for watering
Landscaping (back yard)		X	Homeowner is responsible for watering
Gutters / downspouts		X	
Exterior painting		X	Includes exterior doors, siding, brick, trim.
Street maintenance		X	HOA
Snow removal		X	
Trash service	X		
Pest control (exterior)	X		
Pest control (interior)	X		
Plumbing inside unit	X		
HVAC system	X		
Insurance (structure)	X		
Street Lighting		X	
Utilities	X		
Exterior Lighting on Home	X		
Tankless Water Heater	X		
Appliances	X		
Rooftop Deck	X		
Outdoor Firepit	X		
Outdoor Wet bar	X		
Internet (Google)	X		
Stormwater		X	
Pet Waste Removal	X		
Screens on Porches	X		Mechanical and Permanent
Exterior Doors	X		