

Alexandria Square Maintenance Responsibility Chart

#	Maintenance Description	Association	Homeowner	City/Utility Co.
1	Collection of Garbage & Recycle			XXX
2	Common area/limited common area	XXX		
3	Deck cleaning & sealing & replacement (including rails)		XXX	
4	Door & door frame-front door and garage (repairs & replacement)		XXX	
5	Door painting-front door and garage (exterior)		XXX	
6	Electrical wiring & service		XXX	
7	Exterior lighting fixture attached to building		XXX	
8	Exterior trim & siding		XXX	
9	Exterior outlets		XXX	
10	Fences in common area	XXX		
11	Framing of building structure		XXX	
12	Front stoop structural & superficial		XXX	
13	Glass surfaces/windows & doors		XXX	
14	Gutter maintenance/repair/cleaning	XXX		
15	Heating & A/C lines/equipment		XXX	
16	Interior building surfaces		XXX	
17	Interior damage due to roof/siding leaks		XXX	
18	Insects (termites only)	XXX		
19	Insects (pest control interior)		XXX	
20	Insurance (Liability on common property and all Association owned amenities)	XXX		
21	Insurance (Property-townhome building structure, personal content, foundation)		XXX	
22	Irrigation System	XXX		
23	Landscaping in common areas	XXX		
24	Landscaping - Shrub/Tree Replacement on individual property		XXX	
25	Landscape Damages - due to utility work			XXX
26	Mailboxes (kiosk structure)	XXX		
27	Mailbox keys		XXX	
28	Outside spicket		XXX	
29	Patio (cleaning and replacing)		XXX	
30	Painting/Powerwashing exterior of unit		XXX	
31	Roof including boots and flashing	XXX		
32	Retaining wall	XXX		
33	Screens (windows & doors)		XXX	
34	Sewage lines (from clean out to unit)		XXX	
35	Sewage lines (from clean out to main)	XXX		
36	Storm windows & doors		XXX	
37	Street/parking areas/sidewalks (private streets)	XXX		

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38	Street lights			XXX
39	Walkways & driveways		XXX	
40	Water lines (from meter to unit)		XXX	
41	Water lines (from meter to main)	XXX		
42	Window, window frame, sashes & sill		XXX	

**In the event that the need for maintenance, repair and/or replacement is caused by fire, lightning, windstorm, hail, explosion, riot, riot attending a strike, civil commotion, aircrafts, vehicles and smoke, as well as other similar conditions/situations beyond the Associations control, the foregoing are defined and explained in the NC Standard Fire and Extended Coverage Insurance Policies, the cost of such maintenance, repair and/or replacement shall be the responsibility of the Owner.

4/15/2020