

TOWNES AT ALLYN'S LANDING MAINTENANCE RESPONSIBILITY LIST

[Revised 3/2023]

ITEM	ASSOCIATION	HOMEOWNER
Streets	X	
Walkways	X	
Sidewalks on Common Property	X	
Sidewalks on Deeded Property		X
Driveways		X
Siding and Trim		X
Patios		X
Decks		X
Fences (other than standard privacy fences original to the building)		X
Gutters/Downspouts (only when roof is replaced, normal maintenance is homeowner responsibility)	X	
Utility lines for home		X
Exterior front lights on home (on a scheduled replacement basis)	X	
Exterior house numbers		X
Exterior storm doors		X
Exterior water faucets		X
Front stoops/porches		X
Termite warranty and inspections	X	
Landscaping replacement on individual lots (including front Plum trees and shrubs) Fenced in yards will be mowed if the gate is open; leaf removal and replanting of turf and backyard plants are owner responsibility.		X
All common area trees (Builder or HOA supplied)	X	
Roof (on a scheduled replacement basis, normal maintenance is homeowner responsibility)	X	
Insurance of the homes		X
Insurance of common areas	X	
Shutters (on a scheduled painting basis, normal maintenance is homeowner responsibility)	X	
Painting exterior surface of doors (scheduled basis)	X	
Front doors (excluding painting of the exterior)		X
Windows (all glass surfaces and screens)		X
Patio doors (including screen doors)		X
Privacy fences	X	
Individual mailboxes and mailbox keys		X
Pressure washing of home exterior – every other year	X	
Window washing (interior and exterior)		X

Vents and all Vent System Components		X
Chimney Cap/ Bird Screens		X
Electrical Outlets, Wiring, and Service		X
ITEM	Association	Homeowner
Foundation and Structural Components to of the townhome [including floor and roof supports and joints]		X
Interior damage due to leaks		X
Insects, Pests inside or outside [except for termites]		X
Animals in attic, townhome, or vent system		X
Trash can and recycling bin replacement		X
Weather stripping, doors, and windows		X
Heating, A/C Systems		X

**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.*

**If an owner engages a contractor for work that is the responsibility of the HOA, reimbursement to the owner will be at the discretion of the Board unless an emergency situation was involved.*

**HOA is NOT responsible for repair / replacement of items caused by builder defects.*