

The following lists and definitions are intended to guide the homeowner, the Homeowner's Association

The Association and Owners responsibilities are established in Declaration of Covenants, Conditions

Please note:

\* Homeowner responsibilities along with those for the City/County/Town and related utility companies

\*\* If there is a discrepancy between this list and the Declaration of Covenants the Declaration of Covenants

The **Association** is responsible for the following maintenance, repairs and replacement as applicable:

- Roof Replacement
- Street Light Electricity
- Entrance lights
- Annual Termite Inspections/Treatments
- Gutters
- Lawn maintenance (mowing, edging, seeding (fescue), fertilizing, pruning and leaf removal)
- Exterior water & sewer lines that serve multiple lots.
- Mailbox Kiosks (not locks or keys - post office)
- Common Area Items:
  - Private Streets
  - Sidewalks
  - Fencing (original)
  - Retaining Walls
  - Pet Stations
  - Benches
  - Entrance Monuments
  - BMP Maintenance (2)
  - Fire Hydrants along private streets

the **Homeowner** is responsible for the following maintenance, repairs and replacement as applicable:

- Roof Repairs/Leaks
- Power washing
- Exterior surfaces (paint, caulk, repair, replacement & care of)
  - Gutters
  - Downspouts
  - Roofs
  - Shutters
  - Siding
  - Trim
  - Stoops
  - Doors (Without glass & builder installed)

- Driveways & Walkways
- Exterior doors with windows/glass (including garage doors)
- Interior and exterior water & sewer lines that serve only the individual lot.
- Decks/Cement patios
- Foundation
- Mailbox keys & locks (via post office)
- All Structure and interior surfaces
- Interior Plumbing & clogs
- All interior surfaces (including repairs for exterior water leaks)
- HVAC & condensation drip lines
- Fireplace and chimney flue
- Glass surfaces
- Windows and screens (including operation of)
- Exterior water faucets and electric outlets
- Patios
- Exterior light fixtures and bulbs
- Gas, water and electricity
- Interior and exterior pest control
- Homeowner installed additions or modifications that require and ARC approval (includ
- Watering grass and plant material
- Drainage issues/problems
- Plant/Tree Replacement
- Snow Removal

#### **City/Town/Utilities**

- Garbage & Recycling collection
- Building inspections, permits, etc.
- Police & Fire protection
- Collection of yard waste
- Street Light Repairs

sociation and its Board of Directors along with the Community Manager.

itions & Restrictions and Architectural Guidelines where applicable.

ompanies are not necessarily limited to items on the list.  
of Covenants will supersede this list.

icable:

noval, mulch 1x year)

licable:

ling fences)

## Thornton Creek HOA - Maintenance Checklist

The following lists and definitions are intended to guide the homeowner, the Homeowner's Association and its Board of Directors along with the Community Manager. The Association and Owners responsibilities are established in Declaration of Covenants, Conditions & Restrictions and Architectural Guidelines where applicable.

Please note:

\* Homeowner responsibilities along with those for the City/County/Town and related utility companies are not necessarily limited to items on the list.

\*\* If there is a discrepancy between this list and the Declaration of Covenants the Declaration of Covenants will supersede this list.

|                                                                                                           | Owner | HOA | Cty/Town/Utility Comp |
|-----------------------------------------------------------------------------------------------------------|-------|-----|-----------------------|
| • Dwelling and contents insurance                                                                         | X     |     |                       |
| • Roof Replacement                                                                                        |       | X   | X                     |
| • Street Light Electricity (HOA pays, electric company repairs)                                           |       | X   | X                     |
| • Entrance lights                                                                                         |       | X   |                       |
| • Annual Termite Inspections/Treatments                                                                   |       | X   |                       |
| • Gutters                                                                                                 |       | X   |                       |
| • Lawn maintenance (mowing, edging, seeding (fescue), fertilizing, pruning, leaf removal & mulch 1x year) |       | X   |                       |
| • Exterior water & sewer lines that serve multiple lots.                                                  |       |     | X                     |
| • Mailbox Kiosks (Post Office - locks and keys & HOA - replacement of cluster mailboxes when needbe)      |       | X   | X                     |
| • Common Area Items:                                                                                      |       |     |                       |
| • Private Streets                                                                                         |       | X   |                       |
| • Sidewalks                                                                                               |       | X   |                       |
| • Fencing (Owners - original attached to homes & HOA - all others)                                        | X     | X   |                       |
| • Retaining Walls                                                                                         |       | X   |                       |
| • Pet Stations                                                                                            |       | X   |                       |
| • Entrance Monuments                                                                                      |       | X   |                       |
| • BMP Maintenance (1 level spreader)                                                                      |       | X   |                       |
| • Fire Hydrants along private streets (HOA will get them inspected 1x a year)                             |       | X   | X                     |
| • Roof Repairs/Leaks                                                                                      |       | X   |                       |
| • Power washing                                                                                           |       | X   |                       |
| • Exterior surfaces (paint, caulk, repair, replacement & care of)                                         |       | X   |                       |
| • Gutters                                                                                                 |       | X   |                       |
| • Downspouts                                                                                              |       | X   |                       |
| • Roofs                                                                                                   |       | X   |                       |
| • Shutters                                                                                                |       | X   |                       |
| • Siding                                                                                                  |       | X   |                       |
| • Trim                                                                                                    |       | X   |                       |
| • Stoops                                                                                                  | X     |     |                       |
| • Doors (Without glass & builder installed)                                                               | X     |     |                       |
| • Driveways & Walkways                                                                                    | X     |     |                       |
| • Exterior doors with windows/glass (including garage doors)                                              | X     |     |                       |
| • Interior and exterior water & sewer lines that serve only the individual lot.                           | X     |     |                       |
| • Decks/Cement patios                                                                                     | X     |     |                       |
| • Foundation                                                                                              | X     |     |                       |
| • All Structure and interior surfaces                                                                     | X     |     |                       |
| • Interior Plumbing & clogs                                                                               | X     |     |                       |
| • All interior surfaces (including repairs for exterior water leaks)                                      | X     |     |                       |
| • HVAC & condensation drip lines                                                                          | X     |     |                       |
| • Fireplace and chimney flue                                                                              | X     |     |                       |
| • Glass surfaces                                                                                          | X     |     |                       |
| • Windows and screens (including operation of)                                                            | X     |     |                       |
| • Exterior water faucets and electric outlets                                                             | X     |     |                       |
| • Patios                                                                                                  | X     |     |                       |
| • Exterior light fixtures and bulbs                                                                       | X     |     |                       |
| • Gas, water and electricity (Individual Homes)                                                           | X     |     |                       |

|                                                                                                   |   |   |   |
|---------------------------------------------------------------------------------------------------|---|---|---|
| • Interior <u>and</u> exterior pest control                                                       | X |   |   |
| • Homeowner installed additions or modifications that require and ARC approval (including fences) | X |   |   |
| • Watering grass and plant material                                                               | X |   |   |
| • Drainage issues/problems                                                                        | X |   |   |
| • Plant/Tree Replacement                                                                          |   | X |   |
| • Snow Removal ( ONLY WHEN APPROVED BY THE BOARD )                                                |   | X |   |
|                                                                                                   |   |   |   |
| <b>City/Town/Utilities</b>                                                                        |   |   |   |
| • Garbage & Recycling collection                                                                  |   |   | X |
| • Police & Fire protection                                                                        |   |   | X |
| • Collection of yard waste                                                                        |   |   | X |
| • Street Light Repairs                                                                            |   |   | X |