

**FALLS RIVER TOWNHOME ASSOCIATION, INC.
MAINTENANCE RESPONSIBILITY CHART**

ITEM	Homeowner	Association
Address numbers on the townhouse <i>(this will be completed as one project)</i>		XXX
Animals in chimney	XXX	
Attic power vents and fans	XXX	
Common area lighting		XXX
Courtyard	XXX	
Crawlspace doors	XXX	
Crawlspace vents	XXX	
Damage to landscaping caused by resident, employee or guest, autos, repairs, spills, pets, etc.	XXX	
Deck and porch decking and deck railings	XXX	
Door thresholds & door jamb (Interior)	XXX	
Dryer venting	XXX	
Electrical fixtures (except in common areas) i.e. carriage lights	XXX	
Exterior Plants such as ivy or vines	XXX	
Exterior water spigots	XXX	
Exterior window frames and encasements	XXX	
Exterior lighting (carriage lights)	XXX	
Exterior lighting (light bulbs)	XXX	
Exterior lampposts & sensor		XXX
Extra cost of painting due to owner negligence (changing the color or using the wrong type of paint)	XXX	
Fences	XXX	
Foundation/structural parts of home	XXX	
Front Porch & Steps	XXX	
Front Porch Railings		XXX
Grounds maintenance inside fenced area	XXX	
Grounds/Landscaping (builder installed)		XXX
Grounds/Landscaping (common areas)		XXX
Grounds/Landscaping (homeowner installed)	XXX	
Gutter Cleaning		XXX
Gutter replacement and repair		XXX
Heating/AC units & feeder lines	XXX	
Ice and snow removal	XXX	
Insurance on exterior and interior of townhouse	XXX	
Interior drainage (except gutters & downspouts)	XXX	
Interior repairs caused by leaks	XXX	
Mailbox numbers		XXX
Mailbox repair/replacement (normal use)		XXX
Partitions (behind the homes)		
<i>The partitions are the responsibility of the owner of the townhome to which they are attached.</i>	XXX*	
Patios	XXX	
Pest control	XXX	
Private road & parking area repair		XXX
Removal of all decaying wood		XXX
Repair/Maintenance of Architectural changes	XXX	
Roof repairs due to normal wear and tear		XXX
Roof damage	XXX Insurance	
Screens, screen doors & screened porches	XXX	
Sewer lines from exterior of building to cleanout (cleanout to main is City)	XXX	CITY
Siding & trim (cleaning/painting/repair)		XXX
Stairs on building	XXX	
Structural problems	XXX	
Termite warranty		XXX
Walkway & driveway maintenance		XXX
Water lines damaged by HOA		XXX
Water lines from meter to exterior of building (meter to main is City)	XXX	CITY
Window & Door fixtures & other hardware	XXX	
Window & Door frames, encasements and glass	XXX	