

Fieldstone Crossing Maintenance Responsibility Chart

#	Maintenance Description	Association	Homeowner	City/Utility Co.
1	BMP devices	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		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	
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	Pool	XXX		
32	Roof - repairs & replacement		XXX	
33	Siding repair/replacement		XXX	
34	Screens (windows & doors)		XXX	
35	Sewage lines (from clean out to unit)		XXX	
36	Sewage lines (from clean out to main)	XXX		
37	Storm windows & doors		XXX	
38	Street/parking areas/sidewalks (private streets)	XXX		

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39	Street lights			XXX
40	Walkways & driveways		XXX	
41	Water lines (from meter to unit)		XXX	
42	Water lines (from meter to main)	XXX		
43	Window, window frame, sashes & sill		XXX	
	HOA is NOT responsible for any exterior repairs to units.			