

Colonial Townes Homeowners Association Maintenance Responsibility Chart

ITEM OF REPAIR:	OWNER:	ASSOCIATION:
All structural problems (including foundation and brick)	XXX	
All unapproved changes	XXX	
Animals (birds, squirrels, reptiles) in chimneys or inside lvg unit including: attics & crawl spaces	XXX	
Cleaning of: steps, decks & patios	XXX	
Damage to: landscaping & parking area caused by improper parking, auto repairs, oil spills, negligence	XXX	
Damage to: decks or wooden walkways caused by: carpet, plant containers, excessive weight or earth	XXX	
Decks & fences (original builder)		XXX
Doors: frame, front, back, storm, screen, sliding, steel, wooden, utility	XXX	
Doors: utility door frame		XXX
Drainage & erosion repairs affecting common areas		XXX
Electrical fixtures, lines and exterior lights serving individual units	XXX	
Electrical fixtures, lines and exterior lights serving common areas		XXX
Extra cost of painting a unit due to owner negligence	XXX	
Garden or flower beds put in by owner (inside fenced-in area)	XXX	
Gutters & downspouts: Replacement or repair of existing		XXX
Gutters, downspouts, roofs: Cleaning of		XXX
Heating and A/C units and lines	XXX	
House numbers		XXX
Insurance		
Property - building structure and foundation, liability and personal content	XXX	
Common - property liability and all Association owned amenities		XXX
Interior damage to a unit resulting from exterior failure and damage	XXX	
Maintenance of crawl space, including addition of vapor barriers if necessary and insulation	XXX	
Maintenance of trees, shrubs, grass etc, according to Landscape Committee		XXX
Maintenance of walkways		XXX
Pest control except termites for individual units	XXX	
Pest control in common areas causing safety hazards		XXX
Repair & maintenance of parking areas & private streets		XXX
Replacement & repair of mailboxes & mailbox kiosks		XXX
Replacements, repairs and paint on siding and trim on a regular schedule		XXX
Roof repair		XXX
Roof replacement (due to normal wear & tear)		XXX
Sewage lines between the unit and town maintained clean-out or common line	XXX	
Termite inspections and warranty for individual units		XXX
Trash removal not done by Town of Cary	XXX	
Water lines from meter to main		Town of Cary
Water lines from house to meter	XXX	
Water spigot	XXX	
Window boxes or damage to structure they are attached or they are placed too	XXX	
Windows: glass, screens	XXX	
Windows: frames		XXX