

HOA/Homeowner Responsibility Chart

The Townes at Gateway Commons

Maintenance Item	Lot Owner	Association
Roof Repair/Replacement/Inspection		X
Streets/Sidewalks/Driveways/Alleys		X
Lawn Maintenance/Landscaping		X
Windows/Glass on Front Door	X	
Common Areas		X
Interior Leak Repair/ Moisture/Mold	X	
HVAC/Feeder Lines	X	
Community/Common Area Lighting		X
Parking Areas		X
Community Gardens	X	X
Screened In Porch/Railings	X	
Building Exterior Painting/Trim		X
Soft Wash(Hardie Plank)/Power Wash		X
Pest Control Interior	X	
Exterior Pest Control/Termite Bond		X
Exterior Numbers		X
Foundations/Structural	X	
Garage Door	X	
Gutters & Downspouts		X
Storm Doors	X	
Window Screens	X	
Entry Door	X	
Dry Vent/Cages	X	

If damage to any Association-maintained property or Common Elements is determined to have resulted from the negligence, misuse, or act or omission of an Owner, tenant, occupant, or guest, the Owner of record shall be responsible for all related repair and replacement costs, which may be assessed in accordance with the governing documents.