CAMDEN PARK TOWNHOME ASSOCIATION
MAINTENANCE RESPONSIBILITIES

	Association	Homeowner
Brick, Mortar & Stone Siding (excludes builder defects)	X	
Chimney cap	X	
Common area/limited common area	X	
Curbs and curb gutters	X	
Patio		X
Door, door frame, locks & fixtures (repairs & replacement)		X
Door painting (exterior)		X
Dryer vents		X
Electrical wiring & service		X
Equipment and Appliances		X
Exhaust Fans—Roof & Siding Caps	X	
Exhaust Fans—Motor & Duck Work		X
Exterior Alterations (with Board Approval)		X
Exterior House Numbers	X	
Exterior lighting fixture attached to building		X
Exterior trim & siding (cleaning/painting/repair)	X	
Exterior trim & siding (repair/replacement due to owner negligence such as grills or fire pits)		X
Exterior lighting & fixtures (common area fixtures only)	X	
Exterior outlets		X
Exterior Water faucets		X
Fences (homeowner installed with Board Approval)		X
Fences in common area & partitions	X	
Fireplace Cleanout		X
Framing of building structure and foundational components		X
Garbage receptacles		X
Glass surfaces/windows & doors		X
Gutters, downspouts & splash blocks (maintenance/repair/cleaning)	X	
Heating & A/C lines/equipment		X
Interior building surfaces		X
Interior damage due to roof/siding leaks/improper flashing, etc.		X
Insects (termite inspection and exterior treatment)	X	
Exterior/Foundation Repairs	X	
Interior Repairs		X
Insects (interior)		X
Insurance (common property liability and all Association owned amenities)	X	
Insurance (Property-building structure and foundation)		**HO3**
Insurance (Liability and Personal Content)		**HO3**
Interior plumbing pipes and fixtures		X
Irrigation System	X	
Landscaping in common areas	X	
Landscaping (homeowner installed with Board Approval)		X
Mailboxes	X	
Parking Areas and walkways	X	

Pressure reducing valves		**X**
Roof (including boots and flashing)	**X**	
Roof structural members		**X**
Roof additions, skylights, fans, etc (homeowner installed with Board Approval)		**X**
Retaining wall	**X**	
Sewage lines (common areas)	**X**	
Sewage lines (inside lot lines)		**X**
Sheathing & framing materials beneath siding		**X**
Shutters	**X**	
Snow Removal – Roads	**X**	
Stoops		**X**
Storage Shed (exterior siding)	**X**	
Storm windows & doors		**X**
Street lights (Duke Energy)	**X**	
Trash Collection (City of Raleigh)		
Under eave air vents	**X**	
Utility Room Doors		**X**
Water lines (from meter to unit)		**X**
Water lines (from meter to the street)	**X**	
Water lines within walls		**X**
Water Leaks below ground (inside lot lines)		**X**
Window, window frame, screens, encasement, sashes & sills		**X**