Yarborough Park Townhomes

MAINTENANCE RESPONSIBILITY GUIDELINES[1]

Maintenance Item	Responsible Party	Comments
Attic	Owner	
Attic Stairs	Owner	
Balcony	Owner	
Cable Service	Owner	
Cable Wiring	Association/Owner	Owner responsible for lines, pipes, etc. serving only his or her Lot.
Chimneys	Association/Owner	Depends upon type of maintenance/repair.
Clubhouse	Association	
Crawlspaces	Owner	
Door Frames, Interior	Owner	
Door, Exterior	Association/Owner	Article VIII – Association responsible for exterior sills, frames, and hardware
Door, Interior	Owner	
Door, Screen/Storm	Association/Owner	If original to unit, per Article VIII – Association responsible for exterior sills, frames, and hardware
Dryer Venting System	Owner	
Electrical Wiring	Association/Owner	Owner responsible for lines, pipes, etc. serving only his or her Lot.
Electricity	Owner	
Exterior Siding/Surfaces	Association	
Fire Alarm System	Association/Owner	Depends upon type of system.
Fitness Center/Equipment	Association	
Floors, Interior	Owner	
Garage Area	Owner	
Garage Door	Owner	
Gas	Association/Owner	Owner responsible for lines, pipes, etc. serving only his or her Lot.
Gutters	Association	Article VIII
HVAC System, Unit	Owner	
Insurance Coverage over Deductible	Owner	
Insurance Deductible	Owner	
Landscaping (Common Area)	Association	

[1] These guidelines provided generalized information regarding the party responsible for common maintenance items as of August 2008.

Maintenance Item	Responsible Party	Comments
Lights, Exterior	Association/Owner	Association responsible for common lighting; Owner responsible for exterior lights serving only his or her Lot, e.g., porch light.
Mailbox	Association	
Meter, Electric	Association/Owner	Owner responsible for lines, pipes, etc. serving only his or her Lot.
Paint, Interior	Owner	
Parking Area	Association	
Patio	Owner	
Patio Fence	Owner	If serving only his or her Townhome
Phone Service	Owner	
Phone Wiring	Association/Owner	Owner responsible for lines, pipes, etc. serving only his or her Lot.
Plumbing	Association/Owner	Owner responsible for lines, pipes, etc. serving only his or her Lot.
Pool	Association	
Porch	Owner	
Porch Steps	Owner	
Roof	Association	Article VIII
Sheetrock, Interior	Owner	
Shutters	Association	
Skylights	Association/Owner	Article VIII – Association responsible for exterior sills, frames, and hardware, but is not responsible for glass.
Sprinkler Heads	Owner	
Subfloors	Owner	
Tennis Courts	Association	
Water/Sewer	Association/Owner	Association responsible for water/sewer lines located outside of public right-of-way serving more than one lot. Owner responsible for lines serving only that Lot.
Window Frames	Association/Owner	Article VIII – Association responsible for exterior sills, frames, and hardware
Windows	Association/Owner	Article VIII – Association responsible for exterior sills, frames, and hardware, but is not responsible for glass.