| Item | Homeowner | Association |
|---|---|---|
| Attic power vents and fans | X | |
| Common area lighting | | X |
| Damage to landscaping caused by resident, employee or guest, autos, repairs, spills, pets, etc. | X | |
| Doors (exterior and interior) | X | |
| Electrical fixtures (except in common areas) *standardized | X | |
| Exterior fascia and trim: paint (as scheduled) | | X |
| Exterior townhouse numbers- *standardized | X | |
| Exterior water spigots | X | |
| Exterior window frames and encasements | X | |
| Exterior yard lights & fixtures | X | |
| Extra cost of painting due to owner negligence (changing the color or using the wrong type of paint, for example) | X | |
| Partition Fencing clean & stain (as scheduled) | | X |
| Partition Fencing repair | X | |
| Common Area Fencing clean, stain and repair | | X |
| Deck clean and stain - with approved color | X | |
| Deck repairs & replacement | X | |
| Foundation/structural parts of home | X | |
| Garbage receptacles | X | |
| Grounds/Landscaping - Lawn | | X |
| Grounds/Landscaping (common areas) | | X |
| Grounds/Landscaping: beds, trees, shrubs; material visual changes require ARC approval | X | |
| Gutter Cleaning: (as scheduled) | | X |
| Gutter replacement:( as scheduled) | | X |
| Heating/AC units & feeder lines | X | |
| Drainage on and between lots | X | |
| Private street sidewalk & curb repairs | | X |
| Interior repairs caused by leaks | X | |
| Mailbox keys | X | |
| Mailbox repair/replacement (as scheduled) | | X |
| Meter leaks or replacement | X | |
| Pest control- interior and exterior, except termites | X | |
| Repair/Maintenance of Architectural changes | X | |
| Roof/Gutter repair/leaks | X | |
| Roof Shingle & Gutter Replacement (as scheduled) | | X |
| Replace metal roofs (as scheduled) | | X |
| Re-caulk and/or paint metal roofs (as scheduled) | | X |
| Concrete patios repairs/replacement including cracks or foundation issues | X | |
| Screens, screen doors & screened porches | X | |
| Sewer lines from homes to City of Raleigh line (includes whencrossing common area) | X | |
| Siding & trim: cleaning/painting (as scheduled) | | X |
| Storm doors - ARC approval required | X | |
| Structural problems | X | |
| Termite warranty & annual inspections | | X |
| Damage from termites when timely corrections were not made as required from inspections | X | |
| Damage from termites when owner did not give timely access to vendor for inspections. | X | |
| Water lines damaged by HOA | | X |
| Water lines from meter to city line | X | |
| Water lines from meter wall to interior | X | |
| Weatherstripping | X | |
| Window fixtures & door hardware | X | |
| Window glass | X | |

"As scheduled" refers to the Executive Board's decision to take action on specified items as needed and guided by the Cyclical Maintenance Plan