CARPENTER VILLAGE TOWNHOMES

MAINTENANCE RESPONSIBILITY CHART

TOWNHOME ASSOCIATION RESPONSIBILITY TO MAINTAIN	HOMEOWNER RESPONSIBILITY	MASTER ASSOCIATION RESPONSIBILITY TO MAINTAIN	TOWN OF CARY/OTHER RESPONSIBILITY
Common Area	Any Glass Windows	20' Alleyway behind Townhome	Streets (Town of Cary)
Roof Repair/Replacement	Garage Doors	Street Trees	Public Right-of-Ways (Town of Cary)
Gutters on Townhome	Front & back door repair/replacement - Including the door jam	Carpenter Village Amenities	Mailbox Keys (Post office)
Downspouts on Townhome	Window Screens		Utility Boxes in Alleyways (Utility Company)
Siding/Exterior building surfaces	Decks		Water/Sewer Lines from Meter to Street and Beyond (Town of Cary)
Trees on Lots (except street trees maintained by Master HOA)	Back Stairs		
Grass & Shrubs	Driveways on Lots		
Gates & Fences (not installed by individual homeowners)	Any Repair/Reconstruction of a townhome that would be covered by Casualty Insurance		
Walkway on Lots	Bats/Pests/Rodents in the interior attic space		
Front Porch Railing & Steps	Foundation/Structural Issues		
Crawl Space Doors & Vents	Drainage		
Stand Alone Mailboxes	Water/Sewer Lines from Home to Meter		
Mailbox Kiosk Building Structure			

CONTACT INFORMATION

Carpenter Village Townhomes HOA - Omega Association Management - (919) 461-0102 - Laura@omegamgmt.com

Carpenter Village Master HOA - Elite Management - (919) 233-7660 - DebbieHaynes@elite-mgmt.com

Town of Cary - (919) 469-4000 or 311 - townofcary.org

United States Postal Service - (800) 275-8777 - usps.com