MAINTENANCE RESPONSIBILITY CHART
FOR
Pipers Crossing

ITEM	Homeowner	Association
Air Conditioning/Heating (All maintenance, repair & replacement)	X	
Brick & Mortar Steps (All maintenance, repair & replacement due to normal wear & tear)		X
Brick & Mortar Steps (Routine cleaning; all maintenance, repair & replacement due to misuse or neglect)	X	
Building - Exterior Surface (All maintenance, repair, replacement and painting; includes siding, shutters & trim)		X
Building - Exterior Surface (Repair or replacement only if necessitated by misuse or neglect)	X	
Building - Interior	X	
Cable TV (All maintenance, repair & replacement)	X	
Chimney - Exterior surface		X
Chimney (All maintenance, repairs & periodic cleaning of the flue).	X	
Damage (Responsible for all damages due to flood, fire, wind, vandalism & civil disturbances)	X	
Decks/Patios (All maintenance, repair & replacement of original installation by Builder	X	
Decks/Patios (Routine cleaning, keeping free & clear of snow, ice & debris; all maintenance, repair & replacement if installed by the Owner or any previous Owner	X	
Door Bells, Buzzers, Knobs, & Locks	X	
Doors (100% of entire cost of replacement, paint & repair if due to misuse or neglect).	X	
Doors (All maintenance, paint, and repair due to normal wear & tear of the door)	X	
Electrical (All maintenance, repair & replacement)	X	
Exterior House Numbers (All maintenance, repair & replacement)		X
Fences (All maintenance, repair & replacement of fences installed by the Builder)	X	
Fences (All maintenance, repair & replacement of fences installed by the Owner or any previous Owner)	X	
Gas (All maintenance, repair & replacement)	X	
Grass/Lawn (Responsible to ensure grounds are free & clear of obstructions; responsible to maintain grass area in any yard that is completely enclosed or inaccessible to the Association's grounds contractor.		X

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Grass/Lawn (Responsible to maintain the condition of the grounds, not necessarily to improve the quality of the grounds; mow the grass on a periodic basis during the growing season; fertilize turf areas; apply pre-emergent weed control; edge curbs and sidewalks at least once each month during growing season; fall aeration; fall overseeding)		X
Gutters & Downspouts (All maintenance, repair & replacement if installed by the Builder)		X
Gutters & Downspouts (All maintenance, repair & replacement if installed by the Owner or any previous Owner; any additional cleanings; any repairs or replacement due to misuse or neglect)	X	
Handrails (All maintenance, repair & replacement due to normal wear & tear)	X	
Handrails (Routine cleaning; all maintenance, repair & replacement due to misuse or neglect)	X	
Insect Control (All inspections, treatment & control)	X	
Insect Control (Only annual termite inspection cost)		X
Insurance (Individual general liability & property insurance covering the unit, betterments & improvements, and personal property; Association must be named as additional insured party)	X	
Insurance (none for Owner's unit; only general liability for common areas & Directors & Officers)		X
Leaf Removal (May provide additional leaf removal as desired)	X	
Leaf Removal (Responsible for 2 leaf removals in late fall/early winter)		X
Lights - Exterior Building (All maintenance, repair & replacement if the light is controlled by the Owner	X	
Lights - Exterior Building	X	
Mailbox (No maintenance; responsible for giving key to individual mail slot to the new homeowner at closing)	X	
Mailbox (United States Postal Service maintains the kiosks as well as the keys)	X	
Mulch Beds (May provide additional maintenance (weeding, mulch) of existing beds as desired; additions or modifications of plant materials or the beds require prior Board of Directors approval)		X
Mulch Beds (Responsible to maintain the beds in a condition as determined by the Board of Directors; mulch beds per the contract; provide periodic weeding of beds)		X

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Porch (Routine cleaning, keeping free & clear of snow, ice and clutter)	X	
Roof (Repair & restoration of interior damage caused by roof leak)	X	
Roof (Repair to source of rook leak, repair & replacement of shingles, felt & flashing)		X
Sheds (All maintenance, repair & replacement if installed by the Owner or any previous Owner; floor and concrete slab; all maintenance, repair & replacement if due to misuse or neglect)	X	
Sheds (All maintenance, repair, replacement and painting due to normal wear & tear; includes door)	X	
Sidewalks (Routine cleaning; keeping free & clear of snow, ice & debris; any damaged caused by or resulting from abuse or chemicals (salt, petroleum products, paints, etc)	X	
Sliding Glass Doors	X	
Snow & Ice Removal (Sidewalks)	X	
Streets (None unless repair is necessitated by damage caused by the Owner or resulting from the Owner's vehicle)		X
Streets (Pot hole repairs, protective sealing applications, and asphalt overlay as needed)		X
Structural (All maintenance, repair & replacement of building structural components (i.e., walls, floor joists, roof trusses, foundation, etc); responsible for inspections, treatments & repairs necessitated by termites, insects & other infestations)	X	
Telephone (All maintenance, repair & replacement)	X	
Termite Inspections & Control (All inspections, treatments, control & damage resulting from termite infestations)	X	
Termite Inspections & Control (payment of annual inspection)		X
Trash Enclosures (All maintenance, repair & replacement)	X	
Trash Removal (Removal of large, bulk items that cannot fit in trash cans)	X	
Trees/Shrubs on Lots (All maintenance, repair & replacement if installed by the Owner or any previous Owner; replacement only if necessitated by abuse or neglect)	X	

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Trees/Shrubs in Common Areas (Responsible to maintain as the Board of Directors determines appropriate; responsible to replace when needed and appropriate (though replacement may be of a different size))		X
Vents, Ducts, Flues (All maintenance, repair & replacement of dryer & bathroom vents, dryer ducts, chimney flues, roof vents, attic fans, etc., including removal of insects & animals)	X	
Water Leak (Responsible for all repairs & maintenance for the pipe servicing only the home)	X	
Water/Sewer (All maintenance, repair & replacement to lines/pipes on the Owner's property servicing that individual home, or for repairs resulting from misuse by Owner)	X	
Water/Sewer (All maintenance, repair & replacement to lines/pipes that service more than one home)		X
Weatherstripping around all doors	X	
Windows (All maintenance & repairs of windows, window casings, and window mechanisms if caused by normal wear & tear; 1/2 the cost of replacement if due to normal wear & tear	X	
Windows (All maintenance, repair & replacement of windows, window casings, & window mechanisms if caused by neglect or abuse; all storm windows & storm doors installed by Owner or previous Owner; 1/2 the cost for replacement if due to normal wear & tear)	X	