Whitehall Townhouses – HOA Maintenance Summary

This summary outlines the maintenance responsibilities of the Whitehall Community Services HOA based on recorded amendments and the current Rules & Regulations. It is provided as a general guide only, may not include all items, and may not be completely accurate. This summary is not a substitute for the official governing documents, which control in the event of any discrepancy. Owners and or other interested parties should confirm maintenance responsibilities with the HOA management company and the governing documents.

HOA Responsibilities

Exterior Structure & Surfaces
Roof repair and replacement
Gutters and downspouts
Exterior siding and trim
Exterior painting (community schedule)
Repair/replacement of window trim and sills
Garage exterior surfaces
Landscaping & Grounds
Lawn mowing, trimming, fertilizing
Shrub and tree maintenance in common areas
Landscaping of common areas
Gutter cleaning
Annual termite inspection
Maintenance of sidewalks
Maintenance of private brick/asphalt streets and parking areas
House numbers and community signage
Community Amenities
Swimming pool (operation and maintenance)
Community parks and open space
Community lighting
Electrical and water utilities for common areas

Homeowner Responsibilities

Structural / Interior
All interior maintenance and repairs
HVAC systems
Plumbing serving the unit
Electrical systems serving the unit
Repairs behind exterior siding
Structural issues caused by settlement or owner neglect
Exterior Items Assigned to Owner
Windows and glass
Screens
Decks
Fences
Enclosed patio areas
Crawl space condition
Vines growing on exterior
Plumbing Line Responsibility

Leak between meter and unit – Homeowner responsibility
Leak between meter and street/sewer – HOA responsibility

Leasing & Occupancy Notes
Single-family use only
No leases under 30 days
All leases must comply with zoning and HOA rules

For questions regarding this property or HOA details, please contact:

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