Thistledown Homeowners & Association Responsibilities
Update Effective 2023

	Association/Other	Homeowner
Common Area (grounds)		
Maintenance, repair, and improvements	X	
Chimney Flue and Fireplace		
Maintenance and repair		X
Patios, Decks, Porch Decking and Steps (front and back)		
Maintenance, repair/replacement		X
Exterior Building Surfaces, Including Windows & Doors (renamed category)		
Maintenance, **repair and replacement of windows and doors, to include storm, sliding glass and French doors**		X
Door and window locks		X
Painting exterior wooden surfaces (scheduled)	X	
Other than scheduled painting of exterior wooden surfaces (with board approval)		X
Electrical		
Service to electric meter	Duke Energy	
Service from meter to house		X
All wiring from meter including panel and inside house		X
Cable TV and telephone connections		X
Gas (natural)		
Gas main to gas meter	**Dominion Energy**	
From gas meter to and including house		X

Glass Surfaces DELETED CATEGORY & RELOCATED ITEMS
Maintenance and repair of windows and doors moved to Windows & Doors
Door locks and window locks moved to Windows & Doors
Storm windows and doors moved to Windows & Doors
Window sills now covered by wooden surfaces under Windows & Doors
Painting interior of windows and doors moved to Interior Damage & Maintenance

Gutters and Downspouts		
Maintenance and cleaning	**X**	

	Association/Other	Homeowner
HVAC		
Maintenance and repair including lines, ducts, drains, condensers, compressor and electrical connections		X
Interior Damage & Maintenance (renamed category to add Maintenance) Repairs to ceilings, walls, carpet, floor, etc. caused by leaking roofs, siding or foundation/walls or from ground water		X
Interior damage from stopped-up sewer lines		X
Immediate written notice to board member or management of any exterior weather-related leak		X
All interior maintenance, including interior repair and painting		X
Mailboxes		
Support and boxes	X	
Locks and keys		X
Negligence		
Negligent damage to grounds, buildings or any common areas		X
Nuisances		
Removal of interior insects like ants and roaches or rodents such as mice, bats, and squirrels		X
Termites and carpenter bees on home's exterior surfaces	X	
Plumbing System		
Sewer and water lines in the common area	X	
All water lines under house within walls, floors and house**s and within the owner's property lines**		X
Outside hose faucets		X
Roof		
Covering (shingles) maintenance and repair	X	
Sheathing and framing (under shingles)		X
Interior damage from roof leak		X
Screens		
Window and door (maintenance, repair/replacement)		X
Trash Containers	City	
Trees, Shrubs and Plantings		
Maintenance in common areas	X	