MAINTENANCE RESPONSIBILITY CHART
FOR
WINDBROOKE TOWNHOMES ASSOCIATION, INC

ITEM	Homeowner	Association
Animals in chimney	XXX	
Attic power vents and fans	XXX	
Chimney cap leaks	XXX	
Chimney surface		XXX
Common area lighting		XXX
Damage to landscaping caused by resident, employee or guest, autos, repairs, spills, pets, etc.	XXX	
Electrical fixtures (except in common areas)	XXX	
Exterior drainage (except gutters and downspouts)	XXX	
Exterior townhouse numbers	XXX	
Exterior water spigots	XXX	
Exterior window frames and encasements		XXX
Exterior yard lights & fixtures	XXX	
Extra cost of painting due to owner negligence (changing the color or using the wrong type of paint)	XXX	
Firewood stored 18" from wooden structures. No more than 1/2 cord can be stored at a time. Wood cannot be stacked against trees.	XXX	
Foundation/structural parts of home	XXX	
Garbage receptacles	XXX	
Grounds/Landscaping (builder installed)		XXX
Grounds/Landscaping (common areas)		XXX
Grounds/Landscaping (homeowner installed)	XXX	
Gutter Cleaning		XXX
Gutter replacement and repair		XXX
Heating/AC units & feeder lines	XXX	
Ice and snow removal- from private streets		XXX
Interior drainage (except gutters & downspouts)	XXX	
Interior repairs caused by leaks	XXX	
Mailbox repair/replacement (normal use)		XXX
Meter leaks or replacement		XXX
Pest control- inside home	XXX	
Repair/Maintenance of Architectural changes	XXX	
Roof repair/Leaks/Replacement		XXX
Screens, screen doors & screened porches	XXX	
Sewer lines from common cleanout to city line		XXX
Siding & trim (cleaning/painting/repair)		XXX
Storm doors	XXX	
Structural problems	XXX	
Termite warranty		XXX
Walkway maintenance		XXX
Water lines damaged by HOA		XXX
Water lines from meter to city line		XXX
Water lines from meter wall to interior	XXX	
Weatherstripping	XXX	
Window fixtures & door hardware	XXX	
Window glass	XXX	