

751 South Townhome Responsibility Chart

TOWNHOME RESPONSIBILITY CHART	Association	Home owner
Common areas:	X	
Fencing (originally installed)	X	
Landscaping installed by Builder	X	
Private roadways, street and alleyways	X	
Retaining walls	X	
Walkway from porch to sidewalk	X	
Lot:		
Decks	X	
Driveways	X	
Patio		X
Exterior doors, frames, and windows, frames and appurtenant hardware		X
Exterior building surfaces maintenance and repair	X	
Exterior glass (windows, patio doors), windows, and window frames, screens		X
Exterior light fixtures attached to unit	X	
Fencing (if originally installed)	X	
Foundation/ structural components of home, including water infiltration from exterior of home		X
Garage doors and appurtenant hardware		X
Gutter and downspouts	X	
HCVAC system		X
Improvements to lot/ additional landscaping added by home owner		X
Interior fixtures, electrical/ plumbing equipment/ utility pipes, lines, & fittings		X
Party walls		X
Painting/Staining exterior building surfaces	X	
Re-construction or replacement of lot improvements due to casualty		X
Roof repair and replacement (due to normal wear and tear)	X	
Sewer lines from clean-out to unit		X
Storm doors		X
Termite inspection/ warranty protection plan	X	
Maintenance of trees, landscaping and grass on lot (originally installed)	X	
Watering grass, plants, trees and landscaping		X
Replacement of dead plantings (except from non-watering/neglect)	X	
Damage to landscaping caused by residents, guests, pets		X
Negligence or damage of exterior of unit by home owner		X
<i>**In the event that the need for maintenance, repair and/or replacement is caused by fire, lightning, windstorm, hail, explosion, riot, riot attending a strike, civil commotion, aircrafts, vehicles and smoke, as the foregoing are defined and explained in the NC Standard Fire and Extended Coverage Insurance Policies, the cost of such maintenance, repair and/or replacement shall be the responsibility of the Owner.</i>		