

Bretton Woods HOA and Homeowner Maintenance Responsibility Chart

Dev. February 2025

In addition to maintenance upon the Common Area, the Association may provide maintenance of unit exterior surface items in addition to the maintenance required by the Owner. A Guideline for Maintenance of Unit Exterior Surface Items between the Association and the Owner is as follows, and is made a part of the Declaration.

	HOA	Homeowner
Address Number Sign		Purchase, Repair and/or Replace
Building Light Fixtures & Bulbs		Repair and/or Replace
Chimney & Fireplace		Owner Responsibility; Keep Inspected and Cleaned
Door and Window Frames	Repair and/or replace, and to paint frames	
Doors, Windows, Glass & Screens (Includes weather stripping)		Keep Clean & Repair and/or Replace; Paint front door only in color authorized by BOD
Doorbell Button		Repair and/or Replace
Driveways	Patch and Repair	Seal and Replace
Dryer Vents		Owner Responsibility; Keep Inspected and Cleaned
Exterior Electrical Outlet		Repair and/or Replace
Exterior Hose Bib		Repair and/or Replace
Exterior Siding	Repair and/or replace, and to paint per BOD schedule	
Fence & Gate (Patio/Courtyard)		Repair and/or Replace & Paint & Keep Clean
Fireplace Chimney		Repair and/or Replace
Foundation Blocks		Repair and/or Replace
Front Patio & Rear Deck		Repair and/or Replace, and Paint Patio/Deck & Repair and/or Replace the Patio/Deck Railings and Stairs
Front Patio & Rear Deck Railings and Stairs	HOA will <i>PAINT ONLY</i> the railings & stairs per BOD approved	
Garbage/Recycle Bins		Owner Responsibility (Provided by Village of Pinehurst)
Grounds	Maintenance of common area grounds	
Gutters and Downspouts	HOA will paint per schedule	Repair and/or Replace
Gutter Cleaning	HOA, semi-annually	
Heat Pump Condensing Unit & Pad		Owner Responsibility
Landscaping	Outside the courtyard fencing	Inside the courtyard fencing

	HOA	Homeowner
Light Posts/Fixtures, Buried Cable	Repair and/or Replace	
Mail Kiosk	HOA Responsibility	
Roof Material & Vents		Repair and/or Replace
Sanitary Sewer (Unit to Street Connection)	HOA Responsibility	
Storm Sewer (Unit to Street Connection)	HOA Responsibility	
Sewer Vent Pipes		Repair and/or Replace
Shutters	Repair and/or replace, and to paint per BOD approved schedule	
Sidewalks/Walkways	Outside the courtyard fencing	Inside the courtyard fencing
Skylight		Repair and/or Replace
Unit Structure Beneath Exterior Surface		Repair and/or Replace
Water Service from Meter to Unit		Owner Responsibility
Exterior Wood Trim & Caulking	Repair and/or replace, and to paint per BOD approved schedule	