

**Grove Barton Place Owners Association
ASSOCIATION & HOMEOWNERS MAINTENANCE RESPONSIBILITY CHART**

The following is a general listing of those items that are the responsibility of the individual owner and the Association. Should you have a specific question regarding this listing, please contact the Management Company for clarification. This chart is only provided as a convenient reference tool; decisions will be based on the responsibilities as stated in the covenants.

	Association	Homeowner
Accessories & Fixtures within unit		X
Annual Termite Inspection	X	
Appliances		X
Ceiling (interior repairs, painting, etc.)		X
Common Area Planting / Shrubs	X	
Common Area Walkways and Stairs	X	
Common Area Pipes, Plumbing, Wiring	X	
Common Area – any damages resulting from negligence or vandalism by resident		X
Contents Insurance		X
Doors (front/patio/screen/interior, etc.)		X
Exterior Building Lights	X	
Exterior Building Surfaces	X	
External Phone Lines	X	
External Electrical Lines	X	
Flooring (and/or floor coverings)		X
Grass Cutting & Edging	X	
Gutters & Downspouts	X	
HVAC – Common Areas/Uses	X	
HVAC Replacement and/or Repairs (in unit)		X
Insurance-Building Exterior, Property, Liability	X	
Insurance-Interior		X
Lawn Seeding and Fertilizing	X	
Lighting and other Fixtures for the unit		X
Mailboxes		Post Office
Painting – Exterior and Common area	X	
Plumbing (problems within the unit)		X
Replacement Window Blinds		X
Roof Repairs and Replacements	X	
Sewage & Sanitation connections in unit		X
Shrub and Tree Removal	X	
Sidewalks / Driveways / Parking Area	X	
Trash Pick Up	X / Waste Ind.	
Walls (Interior partitions)		X
Windows (panes, casements, and frames)		X
Window Treatments		X

All unit interiors (appliances, fixtures, hot water heater, lights, doors, knobs, plumbing, mechanical, electrical, cabinetry, flooring, communications, etc.) are the responsibility of each individual owner. Window and other glass surface repairs and replacements are a homeowner responsibility, but cleaning may be performed by the Association as the Board and budget deem appropriate.