

Irving Park Townhomes Maintenance Responsibilities List

#	Homeowner	Association	
1	X		air conditioning and heating equipment and lines
2	X		party walls (reasonable repair/maintenance) shared by owners who make use of the wall
3		X	common areas (outside of fences)
4	X		decks and handrails added by owners
5		X	handrails original to construction, steps and support structure
6	X		decks
7	X		door bells
8		X	driveways
9		X	driveway and sidewalk expansion joint filler
10		X	dumpster pad & location
11	X		electrical outlets (interior and exterior)
12		X	exterior doors
13		X	exterior door hardware (excluding lock mechanism)
14	X		exterior front house lights
15		X	exterior post lights
16	X		exterior light bulb replacement
17		X	exterior building surfaces
18	X		Fences
19	X		fixtures to provide water, light, power, telephone
20	X	X	garage doors, hardware, & openers (Association maintains door; owner maintains mechanical)
21	X		glass surfaces (including windows and skylights)
22		X	grounds (common area outside of fences)
23		X	gutters & downspouts
24		X	house numbers
25	X		insurance on building/dwelling structure and contents
26	X		interior repairs as a result of a roof leak or water penetration (provided HOA timely repairs roof leak)
27	X		landscaping inside of owners fence
28	X		locks on doors
29		X	mailbox or mailbox kiosk
30		X	main sewer lines
31		X	painting of exterior doors & wooden trim
32	X		patios
33	X		pest control; rodent control
34		X	retention pond, rip rap & other drainage/erosion control devices on common area
35		X	roofs
36	N/A	N/A	room additions not permitted by HOA
37	X		screened porches
38	X	X	screen doors (HOA only if part of original construction; Owner if added or changed by owner)
39		X	sewer line - cleaning of individual line from main to house
40		X	sewer line - cleaning of main line
41		X	sewer line - all repairs and replacement of lines in common area
42		X	shutters
43		X	sidewalks on common property
44	X		skylights on roofs
45	X	X	storm doors (HOA only if part of original construction; Owner if added or changed by owner)
46		X	street lights (contact Duke Power for lights out)
47		X	streets, curbing, sidewalks
48		X	steps, exterior brick
49		X	trees, shrubs, grass on common area
50	X		trees, shrubs, flowers and grass in rear yard (owner's option)
51	X		vents, dryer and exhaust fan cleaning
52		X	vents, dryer and exhaust fan covers
53	X	X	retaining or landscaping walls, landscaping-brick, stone, rock that were built by HOA
54	X		water lines from common area to point of entry into house
55	X		water lines on inside of home
56	X		water meter (owner should contact city)
57	X		outside water spigots
58	X		windows and skylights
59	X		window or door screens
60	X		weather stripping at doors and windows
61	X		Maintenance, repairs, or replacement caused through the willful negligent act of the owner, his family, guests, lessees or invitees
62	X		Maintenance, repairs, or replacement caused by fire, lightning, windstorm, hail, explosion, riot, strike, civil commotion, aircrafts, vehicles, and smoke