

HOMEOWNER MAINTENANCE RESPONSIBILITIES:

The maintenance of the following items is the responsibility of each individual unit owner:

Overhead garage doors (including hinges, tracks, locks, and weather-stripping).
Outside door to garage (includes hinges, locks, and weather-stripping).
Windows and screens (including operation of the windows, screens, and any glass breakage. Also includes window wells).
Sliding glass doors and screens (includes operation of handles, locks, glass, and screens).
Front entrance door (includes hinges, locks, and weather-stripping).
Air conditioner units (includes compressor and electric disconnect boxes).
Chimney sweeping when required.
Doorbell and wiring.
Individual sewer line as far as the trunk line near the street.
Outside water faucets.
Indoor inspection and treatment for termites.
Roof – ownership and its maintenance and normal replacement and flashing
Handrails for exclusive use of owner
Removal of unwanted varmints that get into the building.
Outdoor porch and coach lights

Note: Any improvements that have been approved by the Board which have been added or attached to your townhome are to be maintained by the unit owner, i.e., automatic garage door openers, storm doors, etc. Any damage done by a unit owner or a tenant or guest in his unit to any portion of a building, recreational facility and/or common elements are the sole responsibility of the unit owner.