

	A	B	C
1			
2		AUTUMN PARK TOWNHOMES	
3			
4		OWNERS AND ASSOCIATION RESPONSIBILITIES REVISED 8.10.11	
5			
6	Maintenance	Association	Homeowner
7	Building:		
8	Chimney cap	X	
9	Chimney flue		X
10	Gutters and downspouts	X(OA cleans once /yr owner is responsible for more cleanings)	
11	(maintenance & cleaning)		
12	Doors/Sliding glass doors (Need to submit ARC Request if replacing door)		X
13	Screen & storm doors		X
14	Exterior building surfaces, trim, siding	X	
15	Exterior building surfaces	X	
16	(maintenance & painting)		
17	Interior damage of ceiling, walls, floors caused by leaking roofs or siding		X
18	Mailboxes & supports		X
19	Termites	X	
20	Nuisances, removal or extermination of, such as rodents, birds, insects, wood destroying insects, etc.		X
21	Foundation wall/crawl space		X
22	Painting exterior surfaces & doors		X
23	Deck Privacy wall (Back)		X
24	Shutters	X	
25	Attached Storage room	X	
26	Termite Inspection	X	
27	Porch Columns	x	
28			
29	Common Areas:		
30	Parking Lot/pavement	X	
31	Natural areas	X	
32	Grass & Shrubs planted by Association	X	
33	Cement sidewalk	X	
34	Streets	X	
35			
36	Trees, shrubs, plantings:		
37	In Common Areas	X	
38	In back yard		X
39	Maintenance common area	X	
40			
41	Decks/Patio:		

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42	Maintenance		X
43	Porch Decking		X
44			
45	Repairs due to negligence		X
46			
47	Fences (off BMP)	x	
48	Electrical:		
49	Electrical service to meter	Progress Energy	
50	Exterior lighting & outlets		X
51	All wiring, from meter to panel & into townhouse		X
52	Heating, ventilation & air conditioning equipment, including lines, duct, drains, condensers & electrical connections		X
53			
54	Gas (Natural) system:		
55	Gas main up to the PSNC Gas meter	PSNC	
56	From the gas meter to and including the townhome		X
57			
58	Plumbing system:		
59	From city line to meter	TOHS	
60	From meter to townhome		X
61	Inside townhome structure		X
62	Outside water faucets		X
63			
64	Hot water heater & equipment		X
65			
66	Sewer line inside townhome property line		X
67	Sewer line in common area	X	
68			
69	Roof:		
70	Roof covering (shingles,felt)	X	
71	Roof sheathing	X	
72	Framing, rafters		X
73	Skylights-maintain but do not replace		X-Homeowner pays for skylight
74	Attic Fans		X
75			
76	Windows:		
77	Exterior trim/sill	X	
78	Glass		X
79	Sash		X
80	Replacement/operation		X
81	Screens		X
82	Storm windows & doors		X
83			
84			