

Delta Ridge Townhomes
ASSOCIATION AND HOMEOWNER MAINTENANCE RESPONSIBILITIES

	Association	Homeowner
Chimney cap/bird screens	XXX	
Common area/limited common area	XXX	
Crawl space doors		XXX
Crawl space door locks/latches		XXX
Deck pressure washing & sealing during scheduled painting	XXX	
Deck/front stoop structural & superficial	XXX	
Door & door frame (repairs & replacement)		XXX
Door painting (exterior) During scheduled painting only	XXX	
Electrical wiring & service		XXX
Exterior lighting fixture attached to building		XXX
Exterior trim & siding	XXX	
Exterior post lights	XXX	
Exterior outlets		XXX
Fences around decks		XXX
Fences in common area & privacy fences	XXX	
Framing of building structure		XXX
Glass surfaces/windows & doors		XXX
Gutter maintenance/repair/cleaning	XXX	
Heating & A/C lines/equipment/system		XXX
Interior building surfaces		XXX
Interior damage due to roof/siding leaks		XXX
Insects (termites & ground wasps)	XXX	
Insurance (common property liability and all Association owned amenities)	XXX	
Insurance (Property-building structure and foundation, liability and personnel content)		XXX
Landscaping in common areas	XXX	
Mailbox kiosks	XXX	
Outside spicket		XXX
Painting exterior of unit & shed on community schedule only	XXX	
Roof (unit & shed) including boots and flashing	XXX	
Retaining wall	XXX	
Screens (windows & doors)		XXX
Sewage lines (from and including clean-out to unit)		XXX
Sewage line serving the individual unit only		XXX
Shutters	XXX	
Storage shed	XXX	
Storm windows & doors		XXX
Street/parking area (private streets)	XXX	
Streetlights	XXX	
Walkways & driveways	XXX	
Water lines (from and including meter to unit)		XXX
Window, window frame, sashes & sill		XXX

	Association	Homeowner
Additions to the townhome, patio or deck by current or prior owner		XXX
Address Numbers on Townhome		XXX
Animals in attic or townhome		XXX
Attic power vents and fans		XXX
Damage to landscaping or common area caused by homeowner, renter or guest		XXX
Drainage behind homeowner fences or on homeowner deeded property		XXX
Dryer Vent System including cleaning		XXX
Mailbox keys and Individual Mailboxes		XXX
Locks & Keys for townhome doors		XXX
Patio, repair, maintenance and replacement	XXX	
Plants installed by an owner, current or previous		XXX
Smoke Detectors		XXX
Structural problems including foundation, floor and roof supports or joists		XXX
Trash can and recycling bin replacement		XXX
Weather stripping on doors and windows		XXX

***HOA is not responsible for repair/replacement of items caused by builder defects

Last updated 9-2020

**** When the HOA sends a contractor to perform work, it should not be assumed that the HOA is responsible for payment. Any portion of the work that is determined at any point to be the owner's responsibility will be re-billed to the owner for payment. ****