

MAINTENANCE RESPONSIBILITY CHART FOR WILLOW BEND TOWNHOMES OWNERS ASSOCIATION, INC.

***Note: The Covenants & Board decisions take precedence over this chart**

ITEM	Unit Owner	Association
Air Conditioning	XXX	
Asphalt maintenance & repairs		XXX
Brick or mortar siding	XXX	
Chimney caps	XXX	
Common area maintenance		XXX
Slab / foundation components	XXX	
Slab / mechanical components	XXX	
Curbs and street gutters		XXX
Decks (wood decks only)/Patio	XXX	
Door bells, knobs, locks, fixtures	XXX	
Driveways		XXX
Equipment and appliances	XXX	
Exhaust fans - Roof & siding caps	XXX	
Exhaust fans - Motor & duct work	XXX	
Exterior alterations (with approval)	XXX	
Exterior doors / Storm doors	XXX	
Exterior fireplace cleanouts	XXX	
Exterior fixtures attached	XXX	
Exterior handrails	XXX	
Exterior house numbers	XXX	
Exterior painting (including doors)	XXX	
Exterior pest control (non-termite)		XXX
Exterior storm sewer lines (common-serving multiple lots)		XXX
Exterior storm sewer lines (serving one lot)	XXX	
Exterior water leaks below ground (common-serving multiple lots)		XXX
Exterior water leaks below ground (serving one lot)	XXX	
Exterior water/sanitation lines (common-serving multiple lots)		XXX
Exterior water/sanitation lines (serving one lot)	XXX	
Exterior water faucets	XXX	
Exterior window frames and encasements	XXX	
Exterior yard lights & fixtures (front yard only)	XXX	
Fence Partitions (panel between units)		XXX
Garbage receptacles	XXX	
Gutter, Downspout & Splash block repairs		XXX
Gutter Cleaning		XXX
Insurance (common property liability and all Association owned amenities)		XXX
Insurance (Property-building structure and foundation, liability and personal content) HO6	XXX	
Interior plumbing pipes and fixtures	XXX	
Irrigation Systems		XXX
Landscaping (builder installed)		XXX
Landscaping (homeowner installed)	XXX	
Parking areas, sidewalks & utilities		XXX
Pressure reducing valves	XXX	
Roof shingles -Maintenance and Replacements		XXX
Roof structural members/Flashing	XXX	
Shutters	XXX	
Siding & trim (cleaning/painting/repair)	XXX	
Sheathing & framing material beneath siding)	XXX	
Skylights	XXX	
Snow Removal - Roads		XXX
Stoops / Porches / Patios	XXX	
Street Cleaning		XXX
Termite Inspection and exterior treatment and repairs		XXX
Exterior/Foundation Repairs	XXX	
Interior Repairs	XXX	
Under eave air vents	XXX	
Walkways and sidewalks		XXX
Water pipes within walls	XXX	
Window frames and encasements	XXX	
Window glass and screens	XXX	