

Maintenance Responsibility Chart		October, 2015
In the case of a conflict between Association documents, the Declaration will prevail.		
The following chart lists which repair and maintenance expenses are the responsibility of the Association, and which are an owner responsibility.		
Items identified as an Association responsibility are covered only if the issue was caused by normal wear and tear.		
Builder Deficiencies are not an Association responsibility.		
Any repair or maintenance task not specifically identified here as an Association responsibility is an owner responsibility.		
All interior maintenance or repair expenses are an owner responsibility. Association insurance proceeds may be available to help cover these costs, excluding the deductible which is an owner expense.		
Please file this chart with your other important Charter Hall documents for future reference.		
Item	Association	Homeowner
Siding (stone & vinyl)	X	
Fascia, soffit, trim (repair and painting)	X	
Gutters & downspouts, including cleaning	X	
Windows & glass		X
Window screens		X
Skylights		X
Garage doors & mechanisms		X
Front doors		
- door, lock, knob, hinges		X
- jamb, threshold		X
- weather stripping		X
Sliding glass door		
- door & glass		X
- frame & sill		X
- Locks & latches		X
Storm door		X
Cement walks & stoops (see rules)	shared	shared
Patios (original)	X	
Patio additions with Board approval		X
Driveways and guest parking	X	
Below grade foundations, walls, & floors		X

On grade slabs and garage floors		X
Utility lines & pipes (other than drain tiles connected to the downspout)		X
Coachlights (excluding bulb replacement)	X	
Replacing exterior light bulbs		X
Address numbers	X	
Mailboxes	X	
Original handrails	X	
Interior surfaces & structural members		X
Lawn maintenance	X	
Original landscaping (unless mistreated or unwatered)	X	
Watering		X
Retaining walls	X	
Community fences (original)	X	
Board approved privacy fences (backyard)		X
Window wells		X
Sill cocks		X
Ejection (sump) pumps		X
Driveway, sidewalk, & stoop snow removal	X	
Snow & ice on roofs (see rules)		X
Ice on driveways, sidewalks, and stoops (see rules)	shared	shared
Roofs and roofing components	X	
Dryer vents and chimneys		X
Interior pest control (see pest policy)		X
Removal of dangerous animals from interior (see pest policy)	shared	shared
Elimination of building breach (see pest policy)	X	
Exterior pest and wild animal control (see pest policy)	X	
Radon mitigation		X