Vineyard Square Maintenance Responsibility Chart

ITEM	Homeowner	Association
Grounds/Landscaping		
Additional installed landscaping and enhancements	XXX	
Damage to landscaping caused by resident, employee or guest, autos, repairs, spills, pets, etc.	XXX	
General Grounds/Landscaping		XXX
Ground/Landscaping (irrigation)		XXX
Grounds/Landscaping (common areas)		XXX
Grounds/Landscaping lawn and plantings inside enclosed privacy area/ fence	XXX	
Mulching of Common area Annually		XXX
Mulching of TH Buildings Annually		XXX
Mulching Touch up inbetween Annual HOA Mulch	XXX	
Tree removal and replacement of dying or diseased trees	XXX	
Exterior Maintenance/Repair		
Doors- including casings and sills	XXX	
Driveways	XXX	
Dryer Vent Cleaning	XXX	
Electrical fixtures (except in common areas)	XXX	
Exterior painting	XXX	
Exterior townhouse numbers	XXX	
Exterior water spigots	XXX	
Exterior window frames and encasements	XXX	
Exterior yard lights & fixtures	XXX	
Extra cost of painting due to owner negligence (changing the color or using the wrong type of paint)	XXX	
Foundation/structural parts of home	XXX	
Garage Doors- includes Casings and Sills	XXX	
Gutter and Downspout replacement and repair	XXX	
Gutter Cleaning Annually		XXX
Gutter Extensions from downspout	XXX	
Heating/AC units & feeder lines	XXX	
Homeowner installed fences	XXX	
Meter leaks or replacement	XXX	
Painting of the front door	XXX	
Power washing of exterior siding	XXX	
Repair/Maintenance of Architectural changes	XXX	
Roof Maintenance/Repair/Leaks/Replacement	XXX	
Screens, screen doors & screened porches	XXX	
Shutter replacement/repairs	XXX	
Sidewalks from driveway to dwelling, front porch stoop, patios, decks	XXX	
Siding & trim (cleaning/painting/repair)	XXX	
Storm doors	XXX	
Supplemental Cleaning inbetween HOA annual Cleaning	XXX	
Termite warranty		XXX
Vent Caps/Covers	XXX	
Water leak from meter to home	XXX	
Weatherstripping	XXX	
Window fixtures & door hardware	XXX	
Window glass- includes casings and sills	XXX	
Interior Maintenance/Repair		
Fire sprinkler system maintenance (unless damage is caused by resident, employee or guest, autos, repairs, spills, pets, etc.)		XXX
Interior drainage (except gutters & downspouts)	XXX	
Interior repairs caused by leaks	XXX	
Pest control (including animals/pest coming from the outside in)	XXX	

Sewer lines servicing one individual unit	XXX	
Structural problems	XXX	
Common Area		
Common area lighting		XXX
Garbage receptacles		XXX
Mail kiosk repair/replacement		XXX
Retaining Walls within the property common areas or lots		XXX
Roads in Community		Town
Sidewalks for public-use		Town
Stormwater detention area maintenance		XXX
Street Signs and posts- Specialty		Town