

HOA vs. Homeowner Responsibilities

Home Owner Responsibility:

- Doors: Front, Rear Sliding, and Balcony (including door, frame, glass, hardware, knobs, locks, screen/storm door, weatherstripping)
- Fireplace (interior and cleaning)
- Glass (door, window, other)
- Heating and AC
- Interior (paint, trim, carpet, furnishings)
- Lights (other than street lamps)
- Roof (attachments after market)
- Crawlspace Maintenance (except drainage)
- Any after-market additions to decks
- Exterior paint, ramps, and privacy fence, siding and trim (add ons)
- Termites (if due to owner's negligence)
- Water lines (hose bibs and interior)

HOA Association's Responsibility:

- Decks—original construction (Unit 54: Deck replaced by seller two years ago)
- Drainage
- Exterior siding and trim—original
- Foundation
- Gutters, downspouts, and splash pans
- Landscape—original
- Lights—street pole lamps
- Roof—porch, shingles, original vents (Unit 54: Roof replaced in 2018 according to HOA)
- Shed door
- Termites—general protection and warranty covered repairs
- Walkway and front steps
- Water lines from meters on property line
- Window frames and sills