

Heritage Trace Maintenance Responsibility Chart

ITEM	Homeowner	Association
Alleyways		xxx
Damage to landscaping caused by resident, employee or guest, autos, repairs, spills, pets, etc.	xxx	
Decks, screened porches (cleaning/painting/repair)	xxx	
Drainage issues related to grading	xxx	
Drainage issues related to gutters/downspouts		xxx
Exterior door staining/painting		xxx
Exterior door/door frame replacement/repair	xxx	
Exterior numbers	xxx	
Exterior window frames, glass and encasements	xxx	
Fencing/Divider Panels on any Lot	xxx	
Foundation/structural parts of property	xxx	
Garage Doors(mtnce/repair/replace)	xxx	
Garbage receptacles	xxx	
Grounds mtnce (turf, irrigation) in individual yards		xxx
Grounds- turf and plant fertilization, herbicide		xxx
Grounds-Plants, tree/shrub replacement in individual owner yards	xxx	
Grounds- semi-annual pruning- all shrubs		xxx
Grounds- Common area landscaping/turf/irrigation		xxx
Grounds/Landscaping/Irrigation/Fencing (homeowner installed)	xxx	
Grounds- mulch/pinestraw in common areas and individual yards		xxx
Gutter Cleaning		xxx
Gutter replacement and repair		xxx
Heating/AC units & feeder lines	xxx	
Interior repairs caused by leaks	xxx	
Lighting- common area		xxx
Lighting & electrical fixtures for individual units	xxx	
Mail kiosk repairs		xxx
Mail box- individual box locks	xxx	
Parking area and driveway repair for individual units	xxx	
Pest control- inside/outside home	xxx	
Porches- ceiling, rail, and columns (cleaning/painting/repair)	xxx	
Repair/Maintenance of Architectural changes	xxx	
Roof maintenance, repair (including painting)		xxx
Screens	xxx	
Shutters		xxx
Siding & trim (cleaning/painting/repair)		xxx
Storm doors	xxx	
Structural problems	xxx	
Termite warranty		xxx
Walkway maintenance		xxx
Water/sewer lines damaged by HOA		xxx
Water/sewer lines up to Unit foundation		xxx
Water/sewer lines in Homeowner's unit	xxx	
Weatherstripping	xxx	
Window fixtures & door hardware	xxx	

****IMPORTANT:** In the event that the need for maintenance, repair and/or replacement is caused by fire, lightning, windstorm, hail, explosion, riot, riot attending a strike, civil commotion, aircrafts, vehicles and smoke, as well as other similar conditions/situations beyond the Associations control, the foregoing are defined and explained in the NC Standard Fire and Extended Coverage Insurance Policies, the cost of such maintenance, repair and/or replacement shall be the responsibility of the Owner.