

**WALNUT RIDGE HOMEOWNERS ASSOCIATION (TH)
HOMEOWNERS AND ASSOCIATION RESPONSIBILITIES**

	<u>Association</u>	<u>Homeowner</u>
Common Area (Grounds)		
Maintenance, repair, & improvements	X	
Alterations or additions by homeowner		(BOD Approval)
Chimney Flue & Fireplace		
Maintenance & repair		X
Doors (including storage)		
Maintenance & repair		X
Painting (scheduled)	X	
Other than scheduled		X
Electrical		
Service to electric meter.	CP&L	
Service from meter to house.		X
All wiring from meter including panel & inside house.		X
Cable TV and phone connections.		X
Exterior lighting attached to dwelling.		X
Exterior building surfaces		
Maintenance (cleaning) & Repair (also see "Glass Surfaces").	X	
Alterations		(BOD Approval)
Gas (Natural)		
Gas main to gas meter.	PSNC	
From gas meter to and including house.		X
Glass Surfaces		
Maintenance & repair of windows, doors, door & window casings, door and window sills, door & window locks.		X
Storm doors		X
Gutters & Downspouts		
Maintenance & cleaning	X	
HVAC (Heating & AC Equipment)		
Maintenance & repair including lines, ducts, drains, condensers, compressor & electrical connections.		X
Insurance		
Structure		X
Common area	X	
Interior Damage		
Repair to ceilings, walls, carpet, floors, underside of house (slab) etc., caused by leaking roofs, siding, or foundations/walls, or from ground water.		X
Interior damage from stopped up sewer lines.		X

	<u>Association</u>	<u>Homeowner</u>
Mailboxes		
Supports & boxes	X	
Locks		X
Negligence		
Negligent damage to grounds, building, parking lot or any common areas.		X
Nuisances		
Removal or extermination of rodents, birds, squirrels, insects, woods destroying insects, (termites) etc.		X
Patio Areas		
Maintenance to structure (concrete repairs)		X
Cleaning		X
Maintenance of plantings, pruning, replacement, etc.		X
Repairs due to negligence.		X
Plumbing System		
Water line from main to meter.	X	
Water line from meter to house.		X
Water lines under and within walls of townhouse.		X
Sewer line main.	X	
Sewer line from main to house and including house.		X
Outside water faucets.		X
Water heater & equipment.		X
Roof		
Covering (shingles) maintenance & repair.	X	
Sheathing & framing (under shingles).		X
Interior damage from roof leak.		X
Screens		
Window & door (maintenance, repair/replacement).		X
Trash Containers (Kept in back)		
		X
Trees, Shrubs, & Plantings		
Maintenance in common areas.	X	
Maintenance/replacement in patio areas.		X
Alterations or additions by homeowner.		(BOD Approval)