

Leesville Towns HOA/Owner Maintenance Chart

Category	Item Description	Owner	HOA
<u>Common Area Maintenance</u>	Grounds Maintenance		X
	Mulch and Pine-Straw (scheduled installation)		X
	Tree Maintenance		X
	Shrub Trimming & Replacement		X
	Retaining Wall		X
	Parking Lot Maintenance & Repair		X
	Garbage structure		X
	Light posts		X
	Community Sign and lights		X
	<u>Buildings</u>	Gutters & Downspouts- clean, repair, replace	
Roof Shingle Maintenance & Replacement			X
Powerwashing (Scheduled)			X
Exterior Building Painting (Fascia/Trim/ etc.)			X
Exterior Shutters, Repair, Replace, Maintain			X
Exterior Building Surface Maintenance			X
Front Door Painting (Scheduled)			X
Front Door Painting (needed due to repair/replacement)		X	
Front Door Repair or Replace w/ Architectural Approval		X	
Screen & Storm Doors (install requires Architechural Approval)		X	
(All Doors) Weather stripping, Components, Hardware, Bell		X	
Roof Vents		X	
Roof Vent Boots			X
Decks		X	
Patio		X	
Fencing		X	
HVAC- all components and vents		X	
Window Exterior Frame & Sill Painting (Scheduled)			X
Windows & Screens, Sills, Glass & Frames Repair or Replace		X	
Window Exterior Trim Repair & Paint			X
Exterior Electrical Outlets		X	
Exterior Lights & Fixtures		X	
Exterior Faucets		X	
Townhome Interior- All Items		X	
Address Numbers			X
Party Walls	X		
<u>Utility</u>	Main Sewer Line & Main Water Line		X
	All Individual interior/exterior Water & Sewer Lines	X	
	Exterior Faucets	X	
	All Utility Components (Gas, Electric, Cable, Water Heater, etc..)	X	
<u>Miscellaneous</u>	Damage Caused by Negligence	X	
	Storm Damage & Natural Disaster to townhome	X	
	Insurance Coverage on the Building, Structure & Contents	X	
	All Insect, Pest, Rodent Treatment	X	
	Termite Bond		X
	Mailbox Structure, Supports, & Boxes		X
	Mailbox Lock & Key	X	
Sidewalk Snow Removal	X		
<u>Interior Damage</u>	All interior repairs, including those to ceilings, walls, carpet, floor, foundation, etc. and any damage to personal property caused from leaking roofs, siding, or from ground water	X	