

RAMS HILL PATIO HOMES II ASSOCIATION MAINTENANCE RESPONSIBILITY CHECKLIST

IMPROVEMENT

MAINTENANCE OBLIGATION AND RESPONSIBLE PARTY

1.0	INTERIOR	Full Maintenance Responsibility ¹	Maintain In Clean/Attractive Condition	Repair	Replace	Paint
1.1	Appliances	O				
1.2	Carpeting	O				
1.3	Caulking – bathrooms, kitchens	O				
1.4	Chimney flues – sweeping	O				
1.5	Doorbell - components	O				
1.6	Doors – glass	O				
1.7	Fireplaces – firebox	O				
1.8	Fireplaces – mantle	O				
1.9	Floor coverings	O				
1.10	Garbage disposal	O				
1.11	HVAC systems	O				
1.12	Lighting fixtures	O				
1.13	Painted surfaces	O				
1.14	Wallpaper and paneling	O				
1.15	Window glass	O				
1.16	Window flashing and waterproofing	O				
1.17	Window frames	O				
1.18	Window hardware	O				
2.0	EXTERIOR					
2.1	Air conditioning system	O				
2.2	Antennas or satellite dishes	O				
2.3	Building surfaces		O	A	O	A

¹ Full Maintenance Responsibility includes maintaining, cleaning, repairing, replacing, and painting, where applicable.

O = Owner
A = Association

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	EXTERIOR	Full Maintenance Responsibility	Maintain in Clean/ Attractive Condition	Repair	Replace	Paint
2.4	Caulking	A				
2.5	Chimneys – exterior surface	A				
2.6	Doors – entry – frame	O				
2.7	Doors – entry- locks and hardware	O				
2.8	Doors – entry	O				
2.9	Doors – screen	O				
2.10	Doors – sliding	O				
2.11	Doors – security	O				
2.12	Driveway – located on Lot	O				
2.13	Dryer Vents/Exhaust – cleaning	O				
2.14	Dryer Vents/Exhaust – repair	O				
2.15	Drywall – damage repairs (e.g. cracks, inside minor localized water damage, dents, holes, etc.)	O				
2.16	Drywall – Interior – painting, wallpapering	O				
2.17	Fences – common area	A				
2.18	Block walls – separating yards	O ²				
2.19	Gas Lines – below ground	A				
2.20	Gutters and downspouts	A				
2.21	Lighting fixtures – switches located within a Residence	O				
2.22	Roofs	A				
2.23	Screens – windows and doors	O				
2.24	Walkways – entry in courtyards	O				

² The two owners benefitting from the use of the block wall share all expenses in maintenance, repair, replacement, and painting.

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	EXTERIOR (Cont'd.)	Full Maintenance Responsibility	Maintain in Clean/ Attractive Condition	Repair	Replace	Paint
2.25	Skylights – flashing and waterproofing	O				
2.26	Skylights – frame and glass	O				
2.27	Stucco		O	A	O	A
2.28	Trim – wood		O	A	O	A
3.0	PATIOS					
3.1	Drains	O				
3.2	Patios	O				
3.3	Patio covers	O				
3.4	Patio covers – owner installed	O				
3.5	Patio sliding doors – glass	O				
3.6	Patio sliding doors – flashing	O				
3.7	Patio sliding doors – frames and tracks	O				
4.0	GARAGES					
4.1	Doors – garage – electric openers and remote controls	O				
4.2	Doors – garage – locks and hardware	O				
4.3	Doors – garage	O				
5.0	UTILITIES/WIRING/ PLUMBING					
5.1	Cable TV wiring	O				
5.2	Drains – bathtubs/showers/sinks	O				
5.3	Electrical panel/circuit breakers	O				

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	UTILITIES/WIRING/ PLUMBING (Cont'd)	Full Maintenance Responsibility	Maintain In Clean/ Attractive Condition	Repair	Replace	Paint
5.4	Electrical switches, sockets, wall plates – exteriors	O				
5.5	Electrical switches, sockets, wall plates – interior	O				
5.6	Electrical wiring – interior	O				
5.7	Plumbing fixtures – toilets/tubs/sinks/faucets/etc.	O				
5.8	Plumbing lines – interior (behind walls, in floors, above ceilings)	O				
5.9	Water lines – meter to street	BWD				
5.10	Water lines – meter to Residence	O				
5.11	Water softeners	O				
6.0	EXCLUSIVE USE YARD AREAS					
6.1	Drainage systems, ditches, catch basins	O				
6.2	Drains – yard/planters	O				
6.3	Landscaping – back or side yards	O				
6.4	Landscaping – entry ways ³	A				
6.5	Landscaping – front yard ³	A				
7.0	COMMON AREAS					
7.1	Common area improvements	A				
7.2	Landscaping – common area	A				
7.3	Lighting fixtures	A				
7.4	Pool	A				

³ See §5.6.2 for specifics on landscape maintenance.

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	COMMON AREAS	Full Maintenance Responsibility	Maintain in Clean/ Attractive Condition	Repair	Replace	Paint
7.5	Private streets and/or common driveways	A				
7.6	Pump and filter room	A				
7.7	Sewer lines – common area	A				
7.8	Sidewalks	A				
7.9	Spa	A				
7.10	Recreation center	A				
7.11	Tennis courts	A				
8.0	PEST CONTROL					
8.1	Spraying for household pests (ants/fleas/etc.) – interior	O				
8.2	Spraying for household pests (ants/fleas/etc.) – exterior common area	A				
8.3	Spraying for landscaping pests (exclusive use area)	O				
8.4	Termite eradication and repair of Common Area damage occasioned by wood-destroying pests or organisms	O				

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