

# LONDONDERRY HOMEOWNERS ASSOCIATION

## HOMEOWNERS AND ASSOCIATION RESPONSIBILITIES

This list is not intended to be all-inclusive but is to guide the Homeowner regarding the areas of responsibility for the Homeowner and the HOA. If you need clarification on any item, please direct your inquiry to Pindell-Wilson who will answer you or refer your inquiry to the Board as appropriate.

	<u>Association</u>	<u>Homeowner</u>
<b>Acts of God or Other Disasters</b> (water, wind, lighting, hail, riot, etc. whether interior or exterior).....		X
<b>Common Area</b> (Grounds) (Also, see Patio/Deck Area)		
Maintenance, repair & improvements including grass cutting, edging, fertilizing, pruning shrubs/trees.....	X	
<b>Chimney Flue &amp; Fireplace</b>		
Maintenance & repair .....		X
<b>Doors</b> (French, storage, sliding, storm & crawl space including the operation thereof, locks keys, knobs, etc.) .....		X
Maintenance & repair (including screens) .....		X
Painting (scheduled) .....	X	
Other than scheduled .....		X
<b>Electrical</b> (door bells, light fixtures, bulbs, etc.) .....		X
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
Non-city street parking lights .....	X	
City street lighting.....	City	
<b>Exterior building surfaces</b>		
Maintenance & painting (See Doors, Glass Surfaces, & Vents) .....	X	
Repairs due to owner/tenant/guest negligence .....		X
Wholesale replacement of exterior materials .....		X
<b>Fences &amp; community signs</b>		
Maintenance, repair or removal.....	X	
<b>Gas (Natural)</b>		
Gas main to gas meter .....	PSNC	
From gas meter to and including house .....		X
<b>Glass Surfaces</b>		
Maintenance & repair of windows, doors, window & door casings, door and window sills, door & window locks .....		X
Storm doors .....		X
<b>Gutters &amp; Downspouts</b>		
Maintenance & cleaning .....	X	
Installation & Replacement .....		X
<b>HVAC (Heating &amp; AC Equipment)</b>		
Maintenance & repair including lines, ducts, drains, condensers, compressor & electrical connections .....		X

(OVER)

	<u>Association</u>	<u>Homeowner</u>
<b>Interior Damage</b>		
Repair to ceilings, walls, carpet, floors, underside of house etc., caused by leaking roofs, siding, or foundations/walls, or from ground water .....		X
Interior damage from stopped up sewer lines.....		X
<b>Mailboxes</b>		
Supports & boxes .....	X	
Keys, locking, and numbering .....		X
<b>Negligence</b>		
Negligent damage to grounds, building or any common areas .....		X
<b>Nuisances</b>		
Removal or extermination of rodents, birds, squirrels, insects, woods destroying insects, (termites) etc. ....		X
<b>Patio/Deck Areas</b>		
Maintenance to structure (repairs) .....	X	
Cleaning .....		X
Maintenance of plantings, pruning, replacement, etc. ....		X
Repairs due to negligence .....		X
Wholesale replacement .....		X
<b>Pest Control/Treatment (interior and exterior) .....</b>		
<b>Plumbing System</b>		
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 & inside water faucets .....		X
Water heater & equipment .....		X
Water and sewer lines inside city right of way .....	City	
<b>Roof</b>		
Covering (shingles) maintenance & repair .....	X	
Sheathing & framing (under shingles) .....		X
Interior damage from roof leak .....		X
<b>Screens</b>		
Window & door (maintenance, repair/replacement) .....		X
<b>Trees, Shrubs, &amp; Plantings</b>		
Maintenance in common areas and foundation plantings .....	X	
Maintenance or replacement in patio areas .....		X
Maintenance of plantings planted by owner/tenants .....		X
<b>Vents (foundation, dryer, roof, etc.) .....</b>		