

**Carriage Park Condominium Association
Maintenance Responsibility - Summary**

	HOMEOWNER	HOA
Air Conditioner / Furnace	X	
All Electrical Outlets (interior & exterior)	X	
Chimney Cap (Repair & Replacement)		X
Common Grounds (Common Elements)		X
Deck & Rear Steps (including posts & supports)	X	
Door - Crawl Space		X
Door - Front Door / Storm Door / Shed Door	X	
Drainage Channels / Swells (created by grading)		X
Electric Box/Panel (interior & exterior)	X	
Electrical - Connection & Wiring (interior & exterior)	X	
Electrical - Exterior House Lights	X	
Firewall in Attic		X
Flower Beds in front of Unit (planting & maintaining)		X
Foundation / Support Beams		X
Gutter Repair / Replacement (cleaning as needed)		X
Hot Water Heater / Kitchen Appliances	X	
Insurance - Flood Insurance	X	
Insurance - Hazard Insurance (Exterior)		X
Insurance - Interior	X	
Lawn Care / Mulching		X
Mailboxes (Repair & Painting)		X
Painting (exterior – all surfaces, except doors, fences & decks)		X
Painting (exterior and/or Staining – doors, fences and decks)	X	
Parking Pads	X	
Patio (Aggregate & Fence)	X	
Plumbing – Sewer (From the Common Line to the Sewer Main)		X
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Plumbing – Water (Interior / Outside to Meter)	X	
Pool & Tennis Courts		X
Porch & Walkway		X
Roof Repair & Replacement		X
Shrubs - Bushes (sides & back) Planting & Trimming	X	
Shrubs - original, (front of unit) Trimming		X
Shutters (paint, repair, replace)		X
Siding / Exterior Trim (Repair & Replacement)		X
Termites (Exterior)		X
Trash Removal under Decks – Around Unit	X	
Trees (homeowner that would like to remove or plant tree must have Board approval)		X
Walk & Stoops		X
Water Spigot, Turn Off Valves (interior shut off valve & exterior spigots)	X	
Window Frames		X
Window Glass Breakage – Broken Seals, Sashes	X	