

RESPONSIBILITY OF THE HOMEOWNER

The homeowner is responsible for all of the interior of the home and operating systems, including plumbing, electrical, HVAC system, fire sprinkler system, security system, etc. As an example, if you have water dripping from the outside overflow drain, your HVAC system needs to be serviced. To prevent flooding due to a leaking HVAC or water heater, homeowners should consider installing a flood stop on the overflow pans so it will turn off the HVAC or water heater before there is extensive damage to the townhome.

Individual components of the exterior of the home are also the responsibility of the homeowner. This would include exterior doors, windows and screens, light fixtures, bulbs, sidewalks, driveways, electrical outlets, and wood fences. Homeowners are also responsible for replacement of trees and shrubs in the front yard, and backyard maintenance.

During our regular inspections of the community, we have noticed that many of the light fixtures by the garage doors have faded and become rusty looking, and some fixtures need to be repaired. If the light fixture is faded but otherwise in good condition, the fixture can be cleaned with a metal cleaner or painted either black or brown to restore the finish. If the fixture needs to be replaced, a black or brown fixture similar in style and size can be installed after being approved by the Architectural Control Committee (ACC).

Homeowners are required to have an HO6 policy or condo insurance policy that covers replacement construction “from sheetrock in” and that would also include personal property inside the home. If a homeowner is renting out the townhouse, they need to carry another endorsement for that and the actual renter would be responsible for a renter’s policy. The Association policy covers the buildings including the roof and all exteriors up to the sheetrock as well as the common areas.

Please take time to inspect your townhome for any maintenance and/or repairs that need to be made. We appreciate your cooperation in helping to maintain the overall appearance of the townhomes and our community, which helps to maintain property values. Thank you.