

XXIV. Georgetown Homeowners Association Responsibility Chart

A = Association Responsibility

O = Owner Responsibility

Category	HOA/Owner
Air Conditioner Drain Line Monthly Maintenance	O
Air Conditioner Drain Line – Individual in Unit	O
Air Conditioner Drain Line – Shared	A
Attic Space	A
Balcony Covers	O
Balcony Lattice and Structure	A
Building Exterior Structure <i>(includes flashing, gutters, downspouts, etc.)</i>	A
Chimney Structure	A
Chimney Cleaning	O
Chimney Repairs - Interior	O
Doorbell	O
Doors – Exterior/Interior	O
Drain Lines Interior Serving One Unit (includes kitchen, bathroom, and laundry) Owner is responsible for all repairs including damage to other units and HOA property	O
Drain Lines Interior Shared	A
Drains & Sewer Lines – Underground	A
Driveways, Alleys, and Parking Pavement	A
Dryer Vent Cleaning	O
Dryer Vent Exterior and Dryer Vent Cap	A
Electrical – Exterior Breaker Box	O
Electrical – Interior Wiring & Fixtures	O
Electrical – Gutter Box and Wiring from Transformer	A
Electrical Meter	A
Electrical Wiring to and from the meter	O
Exterior Light Fixtures that operate from inside of the unit	O
Extermination – Exterior Only <i>(includes rodents, termites, ants, bees, and wasps)</i>	A
Fireplace – Annual Inspection & Cleaning	O
Fireplace – Repairs Exterior	A
Fireplace – Repairs Interior	O
Fence	A
Fence – Double Fencing: Staining	O
Foundation <i>(HOA will repair only after foundation is evaluated by a structural engineer. HOA is responsible to bring walls and ceilings back to textured primes surfaces, no painting required. HOA will paint using owner supplied paint)</i>	A
Furnace Including Annual Inspection	O
Gas Line Inspection – Common Lines	A
Gas Line Inspection – Individual Lines downstream from furnace shut off valve	O
Gate Latch – Original only	A
Gate Locks	O
Inspection Reports	O
Insurance – Common Area & Structure	A
Insurance – Contents, Upgrades & Liability for Damages to your unit and neighboring units from leaks & other, HOA insurance deductible (if applicable)	O

Irregular Cracks <i>(Report to HOA and include photos to determine cause & responsibility. See foundation)</i>	A/O
Mailbox, Hardware, and Unit Number	O
Patio Outlets and Wiring to Exterior A/C Unit	O
Patio Slab – Original	A
Patio Slab – Upgrades	O
Patio Trees larger than 8" diameter	A
Plumbing – Common Lines Damages – Carpet <i>(HOA will cover cleaning/drying or apply a percentage toward carpet allowance)</i>	A
Plumbing – Common Lines Damages – Drywall	A
Plumbing – Common Lines Damages – Paint Materials	O
Plumbing – Common Lines Damages – Paint Labor	A
Plumbing – Common Lines Damages – Upgrades <i>(HOA will NOT cover damages to upgrades, only the original construction)</i>	O
Plumbing – Lines Serving One Unit	O
Plumbing – Underground Lines	A
Roof and Existing Skylights	A
Roof Leak Damages – Carpet <i>(HOA will cover cleaning/drying or apply a percentage toward carpet allowance)</i>	A
Roof Leak Damages – Drywall	A
Roof Leak Damages – Paint Material	O
Roof Leak Damages – Painting Labor	A
Roof Leak Damages – Upgrades <i>(HOA will NOT cover damages to upgrades, only the original construction)</i>	O
Sewer Line Backups	A
Storage Shed Structure and Exterior	A
Storage Shed Structure Damages by Owner, Waterproofing, Roofing, Dustproofing and Sealing	O
Toilet Backups – Individual Lines	O
Toilet Backups from Common Sewer Lines	A
Washer/Dryer Connections & Leaks	O
Windows and Screens	O
Water Faucets – Exterior Original	O

THE ASSOCIATION MAY CHARGE THE INDIVIDUAL OWNER(S) FOR WORK IN AREAS LISTED HERE OR SUBSEQUENTLY APPROVED AS THE RESPONSIBILITY OF THE ASSOCIATION IF THE NEED FOR SUCH WORK WAS CAUSED BY THE ACTS OF FAILURE TO ACT BY THE OWNERS(S), THEIR HOUSEHOLD MEMBERS OR OTHERS WHO ARE ON THE PROPERTY AT THE REQUEST OF THE OR FOR THE SERVICE OF THE OWNER(S).

RECORDER'S MEMORANDUM:

At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.