THE TOWNES AT CRABTREE - MAINTENANCE RESPONSIBILITY CHART		
ITEM	**Homeowner**	**Association**
Attic power vents and fans	✓	
Common area lighting		✓
Damage to landscaping caused by resident, employee or guest, autos, repairs, spills, pets, etc.	✓	
Decks - Staining, repairs, sealing, replacement, etc.	✓	
Doors (exterior and interior)	✓	
Electrical fixtures (except in common areas)	✓	
Exterior fascia and trim (painting only)		✓
Exterior townhouse numbers	✓	
Exterior water spigots	✓	
Exterior window frames and encasements (painting only)		✓
Exterior yard lights & fixtures (requires ARC approval)	✓	
Extra cost of painting due to owner negligence (changing the color or using the wrong type of paint, for example)	✓	
Extra cost of repair/ replacement due to owner negligence (grill damage, for example)	✓	
Foundation/structural parts of home	✓	
Garbage receptacles (on Lot)	✓	
Grounds/Landscaping (builder installed)		✓
Grounds/Landscaping (common areas)		✓
Grounds/Landscaping (homeowner installed per ARC approval)	✓	
Gutter Cleaning	✓	
Gutter replacement and repair	✓	
Heating/AC units & feeder lines	✓	
Ice and snow removal- from steps, porches, walkways serving unit	✓	
Ice and snow removal- from private streets		✓
Interior drainage	✓	
Interior repairs caused by leaks	✓	
Mailbox keys	✓	
Mailbox repair/replacement (normal use; on schedule)		✓
(continued on next page)		

THE TOWNES AT CRABTREE - MAINTENANCE RESPONSIBILITY CHART		
ITEM	**Homeowner**	**Association**
Meter leaks or replacement (if serving one Unit)	✓	
Parking spaces (painting, sealing- on schedule)		✓
Patio (requires ARC approval)	✓	
Pest control- interior and exterior, except termites	✓	
Plumbing	✓	
Railings - maintenance and repair	✓	
Railings - painting (on a 3 year schedule)		✓
Repair/Maintenance of Architectural changes	✓	
Roof repair/Leaks/Replacement (exterior only - any interior damage is a homeowner's responsibility)		✓
Sidewalk repair (on Common Area)		✓
Screens & screen doors	✓	
Sewer lines (serving more than one Unit or on Common Area)	✓	
Siding & trim (cleaning/repair)	✓	
Siding & trim (painting)		✓
Siding & trim (repair & replacement)	✓	
Storm doors	✓	
Structural problems	✓	
Termite warranty (if homeowner allows access to garage)		✓
Walkway maintenance (on Common Area)		✓
Water lines (serving Owner's Unit; not on Common Area)	✓	
Water lines (serving more than one Unit or on Common Area)		✓
Weatherstripping	✓	
Window fixtures & door hardware	✓	
Window glass	✓	