



East of Main

Maintenance Responsibility Chart

Component / Area	Responsible Party	Responsibility Description	Declaration Reference
Common Area (general)	Association	Manage, operate, and keep the Common Area in good repair and clean condition, including improvements and landscaping thereon.	Art. V(A)§1; V(B)§1
Entry features & entry-area landscaping	Association	Maintain entry monuments, signs, landscaping, and related irrigation/lighting serving the community (wherever located).	Art. V(B)§1(a)
Sidewalks	Association	Maintain sidewalks, whether in the Lot or Common Area.	Art. V(B)§1(d)
Stormwater: detention/retention ponds & drainage facilities	Association	Maintain ponds (and enclosures) and stormwater facilities serving the Community unless maintained by a government/third party.	Art. V(B)§1(e)
Stormwater facilities on & exclusively serving the Lot	Owner	Maintain, repair, and replace stormwater facilities located on and exclusively serving the Owner's Lot.	Art. V(B)§1(e)
Retaining walls, perimeter walls/fencing	Association	Maintain community retaining walls and perimeter walls/fencing (if any).	Art. V(B)§1(f)
Utility lines serving more than one Residential Unit	Association	Maintain multi-unit service lines and facilities, if not maintained by a public entity.	Art. V(B)§1(g)
Community recreational facilities	Association	Maintain community recreational amenities.	Art. V(B)§1(h)



Centralized mail kiosk	Association	Maintain the centralized mail kiosk.	Art. V(B)§1(i)
Exterior – gutters & downspouts	Association	Maintain and keep in good repair downspouts and gutters (if any).	Art. V(B)§2(a)(i)
Exterior – building surfaces (paint/pressure wash)	Association	Painting and/or pressure washing exterior building surfaces on a Board-set schedule.	Art. V(B)§2(a)(ii)
Attached decks – paint/stain only	Association	Painting/staining of attached decks per schedule; structural upkeep by Owner.	Art. V(B)§2(a)(ii); §2(b)(D)
Residential Unit – general (all other items)	Owner	Maintain the Residential Unit, excluding the HOA items above, consistent with the Community-Wide Standard.	Art. V(B)§2(b)
Trash removal, laws, exterior damage repairs	Owner	Remove litter/trash; comply with health/police requirements; repair exterior damage.	Art. V(B)§2(b)(A)–(C)
Steps, decks, patios, surfaces, planters, courtyards	Owner	Maintain and repair; HOA only paints/stains decks as noted.	Art. V(B)§2(b)(D)
HVAC or similar equipment	Owner	Maintain/replace all HVAC serving the Unit.	Art. V(B)§2(b)(E)
Doors/frames/hinges/hardware	Owner	Maintain entry system doors/frames/hardware, incl. screen/storm.	Art. V(B)§2(b)(F)
Hose bibs	Owner	Maintain/repair hose bibs in exterior walls.	Art. V(B)§2(b)(G)
Exterior lighting fixtures	Owner	Maintain and replace fixtures attached to/serving the Unit.	Art. V(B)§2(b)(H)
Windows (screens, frames, glass)	Owner	Maintain windows and components.	Art. V(B)§2(b)(I)
Foundations & waterproofing	Owner	Maintain and waterproof foundations/footings; HOA not responsible.	Art. V(B)§2(a); §2(b)(J)



Pipes/wires/conductors serving only one Unit	Owner	Maintain lines serve only that Unit, whether inside or outside its boundaries.	Art. V(B)§2(b)(K)
Driveways & walkways exclusively serving a Unit	Owner	Maintain and repair these exclusive-use surfaces.	Art. V(B)§2(b)(L)
Exterior surface of garage doors	Owner	Maintain exterior finishes of garage doors.	Art. V(B)§2(b)(M)
Roof decking & shingles (or other roofing materials)	Owner	Maintain and replace roof decking and shingles.	Art. V(B)§2(b)(N)
Lot lawn & landscape – HOA provided	Association	Mowing; tree/shrub pruning & weeding; monitor for insects/disease; install pine straw; other Lot landscaping as Board determines.	Art. V(B)§3(a)(i)–(v)
Lot lawn & landscape – remaining items / fenced areas	Owner	HOA does not provide all landscaping; if any part of the Lot is enclosed (e.g., fence), Owner maintains all lawn/landscape inside the enclosure.	Art. V(B)§3(b)
Owner failure to maintain / HOA step-in (cost assessed)	Owner	After notice, the HOA may perform neglected maintenance; the cost becomes a lien against the Lot.	Art. V(B)§4
Party walls between attached Units	Adjacent Owners	Equal cost sharing for repair/maintenance; casualty rebuilding is shared, subject to negligence rules.	Art. V(B)§5

Disclaimer: This chart is an informational summary. If there is any conflict, the recorded Declaration for East of Main controls.