

Park at Camden

Maintenance Responsibility Chart

Component / Area	Responsible Party	Responsibility Description	Declaration Reference
Common Property (general)	Association	Maintain, repair, replace, landscape, and keep in good order all Common Property, including improvements, entry features, irrigation and lighting systems, detention ponds, and all pipes/utility systems serving more than one Unit.	Art. VI §6.02(a)
Entry features, walls, and landscaping at entrances	Association	Maintain entry monuments, fencing, landscaping, and related irrigation/lighting systems.	Art. VI §6.02(a)(i)
Detention/Retention and Stormwater Facilities	Association	Maintain all detention areas unless maintained by a government entity.	Art. VI §6.02(a)(iv)
Utility lines serving more than one Unit	Association	Maintain utility lines and systems serving multiple Units, except where utilities maintain.	Art. VI §6.02(a)(v)
Exterior surfaces of dwelling units	Association	Maintain, repair, paint/stain/clean exterior building surfaces in accordance with the schedule set by the Board.	Art. VI §6.05(a)(iv)
Roofs (decking, shingles)	Association	Maintain and replace roof coverings.	Art. VI §6.05(a)(ii)
Gutters & Downspouts	Association	Maintain gutters and downspouts community-wide.	Art. VI §6.05(a)(iii)
Decks/Balconies – painting/staining only	Association	Responsible for painting/staining/sealing decks or balconies attached to units.	Art. VI §6.05(a)(v)
Lawn mowing, shrub pruning, and fertilization	Association	Provide mowing, shrub pruning, lawn fertilization, weed control, and pine straw installation.	Art. VI §6.06(b)(i)



Unit Structure (general)	Owner	Maintain unit interior and all structural elements not explicitly assigned to the Association.	Art. VI §6.03
HVAC systems	Owner	Maintain all HVAC components serving only that Unit.	Art. VI §6.05(b)(ii)
Windows, screens, frames, glass, hardware	Owner	Maintain all window components.	Art. VI §6.05(b)(vi)
Doors (front, garage, hardware)	Owner	Maintain, repair, and clean doors, frames, glass, and hardware.	Art. VI §6.05(b)(iii)
Garage door operation/mechanics	Owner	Responsible for the operation and mechanical parts of garage doors.	Art. VI §6.05(b)(iii)
Foundation & waterproofing	Owner	Maintain and waterproof foundations and footings.	Art. VI §6.05(a),(b)(viii)
Pipes, wires, and conduits serving only one Unit	Owner	Maintain pipes/wires, whether located inside or outside Unit boundaries.	Art. VI §6.03(f)
Decks, patios, balconies (cleaning/structural)	Owner	Maintain decks, patios, stairs, and surfaces; HOA only paints/stains.	Art. VI §6.05(b)(i)
Exterior lighting fixtures	Owner	Maintain and replace exterior light fixtures.	Art. VI §6.05(b)(v)

Disclaimer: Please note that the information provided herein regarding maintenance responsibility is intended to serve as a summary. Owners are advised to refer to Article 5 of the Declaration for a comprehensive list of maintenance responsibilities. While efforts have been made to ensure accuracy, this chart may not encompass all aspects covered in the Declaration. Homeowners are encouraged to review the full document for a detailed understanding of their respective maintenance obligations.

Please note: If a homeowner installs a fence on their lot, the Association will no longer be responsible for landscaping within the fenced area.