

WHITTINGHAM HOMEOWNERS ASSOCIATION, INC.
VILLAGE 1 – Sections 1 & 2
Maintenance Referral Chart –

A – Association Responsibility

O – Owner Responsibility

	<u>ITEM</u>	<u>ASSOC</u>	<u>OWNER</u>
1	Chimney (Fireplace)		
	Repair/Replace exterior stone façade, chase, sealing	A	
	Flue cap and screening	A	
	Flue inspections and flue cleaning		O
2	Concrete		
	Walkways, front stoops and steps repair/replace	A	
	Patios repair/replace	A	
3	Decks (Manor Buildings)		
	Maintenance of and repair/replacement of posts/railings	A	
4	Doors (Exterior Only)		
	Exterior doors including overhead garage doors painted (exterior side only)	A	
	Patio doors, painting and maintaining		O
	Saddles and frames repaired	A	
	All exterior doors (front, rear, sliding and garage repair/replacements)		O
	All glass, hardware and openers (garage) repair/replace		O
	Doorbells repair/replace		O
5	Driveways		
	Sealing, repairs and replacements	A	
6	Extermination		
	Interior extermination and pest control		O
	Exterior of building and common areas	A	
7	Fences		
	Patio fencing structure and gate repair/replacement	A	
8	Gutters/Leaders		
	Repairs/Replacements and cleaning	A	
9	Landscaping (Lawn Care)		
	Mowing and sprinkler system	A	
	Tree/Shrub maintenance of original beds	A	
	Beds that have been altered		O

(over →)

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10	Lights		
	All street lighting and area lighting on poles	A	
	Bulb replacement on building fixtures		O
	Front fixtures repair/replacement (original only)	A	
	Manor Buildings only – garage fixture (original only)	A	
	Patio fixtures repair/replace		O
11	Mailboxes		
	Repairs/Replacements	A	
12	Porch		
	Manor Buildings only – exterior railings repair/replacement	A	
13	Roadways		
	Asphalt repair/replacement	A	
14	Roofs		
	Repairs/Replacements	A	
	Skylights (original, by builder only)	A	
15	Water Service Pipe		
	Curb to main	Twp.	
	Main to meter	A	
	Meter into interior		O
16	Sewer Pipes		
	Single Family and Townhouses (house to curb)	A	
	Manors (house to curb)	A	
17	Siding (exterior of homes)		
	Siding, trim, stone facades and wooden boards	A	
18	Stairways		
	Manors only	A	
19	Vents		
	Bathroom, clothes dryers and furnace exhausts, cleaning		O
	Roof mounted exterior duct flue pipe (HVAC)	A	
20	Windows		
	Glass, frame of window and all hardware		O