

# Coppertree HOA MAINTENANCE RESPONSIBILITIES

Responsibility		Element
assoc	owner	
	■	A/C compressor
	■	Appliances and equipment
	■	Attic (interior)
	■	Beams (structural, decorative)
	■	Bathroom fixtures
	■	Bulkheads (kitchen, bath)
	■	Cabinets (kitchen, bath)
■		Chimney, chimney cap
	■	Chimney cleaning
	■	Concrete pad (patio, porch floor)
	■	Crawlspace
	■	Decks
	■	Doors (exterior, interior)
	■	Doorframes (exterior, interior)
■		Downspout and splash pan
	■	Drainpipe (buried)
	■	Draperies, shades, and hardware
■		Driveway (blacktop, concrete)
	■	Driveway re-sealing
■		Drywall Interior Damage from Roof Leak
	■	Drywall Interior Damage from Other
	■	Ductwork (A/C, heating)
	■	Electrical outlets
	■	Fans (ceiling, exhaust)
	■	Faucets (exterior, interior)
	■	Fireplace, fireplace enclosure
	■	Floor (slab, sub-floor)
	■	Floor treatment
	■	Flue (internal chimney)
	■	Foundation
	■	Furnace (unit, ductwork, vent)
■		Gable Vents
■		Garage Door
	■	Garage Door opener
	■	Garage Door Track and Springs
	■	Gas Logs
	■	Gas Pipes
	■	Ground beneath slab floor
■		Gutters
■		Gutter cleaning
	■	Heat pump
	■	Insulation (attic)
	■	Joists (ceiling, floor)
■		Landscaping (common area)

Responsibility		Element
assoc	owner	
	■	Landscaping (sides & rear of unit)
	■	Lights (exterior, interior)
■		Mulch (common area)
■		Mulch (fronts only)
	■	Outlets (electrical)
■		Painting (exterior)
■		Painting (exterior wood surfaces)
■		Painting (front door w/o glass storm)
	■	Painting (interior patio)
	■	Painting (porches, porch post, slats, and sunrooms)
	■	Patio (& fence surround if present)
	■	Plumbing (water, gas, sewer lines)
■		Privacy fence
	■	Rafters (attic, roof)
■		Roof (deck, underlayment)
■		Roof (shingles)
	■	Screens
	■	Sewer lateral to main line
■		Sheathing [OSB, plywood]
■		Siding (vinyl)
■		Siding cleaning
■		Shingles
■		Shutters
■		Sidewalk (to front door)
	■	Skylights
	■	Slab (floor, patio)
■		Soffit (exterior)
	■	Stairs (attic-access, interior)
■		Steps, stoops (exterior)
	■	Storm door
	■	Studs (exterior)
	■	Studs (interior)
	■	Sub-floor
	■	Thermostat
■		Trees, shrubs (common area)
	■	Trees, shrubs (owner-installed)
	■	Vent (dryer, water heater, furnace)
	■	Wall treatment (interior)
	■	Water damage (interior)
	■	Water heater & water pipes
	■	Weather-stripping (including Garage Door)
	■	Windows
	■	Window frames (exterior, interior)
	■	Window treatment
	■	Wiring

HOA fee currently covers internet and cable services that include:

- Internet Blast speed of 200MBPS
- Modem
- 3 boxes for TV
- Digital Starter Cable TV with 184 channels