

**Orchard Knob  
Maintenance Responsibilities List revised 5/17/2012**

#	Homeowner	Association	Item
1	X		<b>air conditioning and heating equipment</b>
2		X	brick work
3		X	columns
4		X	common areas
5	X		door bells
6		X	driveways
7	X		electrical outlets
8	X		<b>enclosed privacy areas</b>
9	X		<b>exterior doors</b>
10	X		exterior door hardware
11	X		exterior front & back house lights
12		X	<b>exterior siding &amp; trim</b>
13		X	fences separating units (common area)
14	X		fixtures to provide water, light, power, telephone
15	X		<b>garage doors</b>
16	X		<b>garage door openers</b>
17	X		<b>glass surfaces (storm doors, windows, and front door sidelights)</b>
19		X	<b>grounds</b>
20		X	<b>gutters &amp; downspouts</b>
21		X	house numbers
24	X		individual sewer line (from clean out to home)
26	X		interior repairs as a result of a roof leak or water penetration
27	X		locks on doors
28		X	<b>mailboxes &amp; posts</b>
29		X	main sewer lines
30		X	meters
31		X	painting of exterior doors & wooden trim
32		X	patios(which have not been modified by owner)
33		X	<b>roofs</b>
34	X		roof power ventilators
35	X		room additions
36	X		screened porches
37	X		screen doors
38		X	shutters
39		X	solar tubes (installed during original construction)
40		X	skylights (installed during original construction)
41		X	<b>storm doors (installed during original construction)</b>
42		X	street lights
43		X	streets
44		X	<b>steps</b>
45		X	<b>trees, shrubs, and grass (installed during original construction)</b>
46	X		<b>utility lines, fixtures and /or connections required to provide</b>
47			<b>light, power, telephone, sewage &amp; sanitary service to lot</b>
	X		water lines from meter to house
48		X	water lines to the individual meters
49	X		water spigots
50	X		<b>window or door screens</b>
51	X		<b>Maintenance, repairs, or replacement caused through the willful negligent act of the owner, his family, guest or invitees</b>
53	X		<b>Maintenance, repairs, or replacement caused by fire, lightning, windstorm, hail, explosion, riot, strike, civil commotion, aircrafts, vehicles, and smoke</b>

Items in bold & yellow listed in the Declaration of Covenant

Items in green were revised by Amendment 4