Georgetown Village HOA
Maintenance Responsibilities
July 2001

Homeowner Responsibility

- Windows (including glass, metal and/or wood frames, screens and hardware).
- Doors (includes patio sliding or French type, front doors, garage access and overhead doors, and all hardware).
- Any additions or extensions of the home, decks, fences, etc.
- Decks/steps (wood, concrete or other). Includes front, rear or upper level decks.
- Concrete walkway from the driveway or garage to the front door of the home.
- Drainage in the rear yard and/or under any decks.
- Fences (only those between homes, considered a party fence).
- Landscaping within the rear fenced yards.
- Any personal owned landscaping/items (trees, shrubs, flowers, etc.) located outside the rear fenced backyards.
- Removal of wildlife from attics, walls, chimneys, inside of homes, etc.
- Plumbing water leaks within the home or from the service meter to the home (includes froze pipes).
- Sewer back-ups & repairs in the home or in the sewer line from the home to the main sewer line.
- All light fixtures on the exterior of the home and/or garage.
- All electric & gas utilities on the exterior and interior of the home/garage.
- All electrical wiring for the home/garage.
- Air conditioning/heating systems.

Association's Responsibility

- Exterior painting of the home and/or garage (includes previously painted surfaces).
- Exterior maintenance of the siding, trim, gutters, downspouts, etc.
- Roofing repairs/maintenance.
- Skylights repairs.
- Concrete driveways.
- Snow removal (plowing only of the driveways, city sidewalks and bike path.
- Pool, tennis court and clubhouse facilities.
- Perimeter fences and gates (excludes party fences between homes).
- All landscaping (includes grass, rocks, trees shrubs, etc.) outside the confines of the rear fenced backyards.
- Irrigation system for those landscapes areas outside the rear fenced backyards.

Note: According to Article IX, Section 1 of the Declaration of Covenants, Conditions & Restrictions, titled "Exterior Maintenance" which states ..."Determination of whether such repair or maintenance is the obligation of the Association shall rest solely with the Association, which shall have sole responsibility for determining the kind and type of materials used in such repair and maintenance".