

## Franklin Village Maintenance Responsibilities: Association and Homeowner – 2022

Below is a clarification of the maintenance responsibilities of the Homeowner and the Franklin Village Homeowners Association:

### **Responsibilities of Franklin Village Homeowners Association:**

1. All exterior (siding, roof, and the framing of the house and garage) except when damaged by Homeowner.
2. Exterior foundation pebble insulating board and stucco.
3. Cement block Title Line (party) walls.
4. Roofs (including beams and sheathing).
5. Gutters and downspouts.
6. All lines outside the dwelling and garage related to cable TV, electricity, sewer, water, telephone, and security alarm.
7. Equipment related to Security System (panel only). Refer to Homeowners Responsibilities below – 19).
8. The outside frame only of exterior doors, exterior door frames and window casement frames, caused by deterioration and/or leakage.
9. Chimneys above the damper.
10. Lawns, plantings, walkways, roads, and utility lines in common areas.
11. Exterior light fixtures on roads and garages and around pool (Maintenance Committee replaces bulbs).

### **Responsibilities of Homeowner (not exhaustive):**

1. Drywall, unless damage is a result of external forces (e.g., rain, ice, wind) caused by failure of an element properly maintained by the Homeowners Association.
2. All plumbing (interior lines, fixtures, outside faucets, and equipment).
3. All interior and exterior air-conditioning and heating equipment.
4. Electric load center equipment (circuit breaker box) and internal electrical wiring, fixtures, etc.
5. Hot water heater.
6. All electrical appliances.
7. Sump pumps, ventilation, and air-cleaning equipment.
8. Insulation.
9. Exterior steps put in by homeowner (543, 544, 545, 546 and 548), all wrought iron railings, patios, Patio Enclosures, additions, roofs over additions, decks, screened in porches, stoops, garage floors, including the concrete garage apron.
10. Roof leaks or roofing deterioration caused by skylights, sky tubes, roof installed awnings, or additions that invade the roof.
11. All structures below the first floor (e.g., sub-flooring, foundations, basement slabs) except for encroachment conditions (see Article 1, Section 1.6 (e) of the Covenants).
12. Electric garage door openers and equipment.
13. Lofts and finished living areas in the attic spaces.
14. Window sash, weatherstripping, glazing, and door & window hardware. Sliding doors and screens.
15. Inside doors, and inside of all exterior door painting.
16. Extermination of pests, including bee and wasp nests, ants or other pests inside or outside the home. The only exception is termites, as of July 10, 2000 Franklin Village Council decision (revised by Council February, 2017- Franklin to remediate termites only found after 1 preliminary inspection).
17. Fireplace (firebox, firebrick, dampers) and chimney cleaning.
18. Siding, framing, garage door, etc. when damage caused by Homeowner).
19. If the failure of the security system is battery related, the service call and battery is the homeowners responsibility.