

OAKMONT VILLAGE MAINTENANCE RESPONSIBILITY GUIDELINES

MAINTENANCE OF:	HOME OWNERS' ASSOCIATION	INDIVIDUAL HOME OWNER
EXTERIOR WALLS, INCLUDING:		
Painting - Siding and Stucco	X	
Siding	X	
Sheathing	X	
Insulation		X
Wall board		X
Interior trim		X
Interior painting		X
EXTERIOR DOORS AND FRAMES, INCLUDING:		
Painting	X	
Hardware		X
Garage door openers		X
EXTERIOR WINDOWS AND FRAMES, INCLUDING:		
Painting	X	
Glass		X
Screens		X
Hardware		X
STORM DOORS, INCLUDING:		
Glass		X
Screens		X
EXTERIOR, INCLUDING:		
Stairs		X

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MAINTENANCE OF:	HOME OWNERS' ASSOCIATION	INDIVIDUAL HOME OWNER
Wooden decks and stairs		X
Concrete patios		X
Concrete stoops	Original	Alterations
Staining and applying preservative to decks and/or stairs		X
Window wall covers	N/A	N/A
<b>ROOF</b>		
Repair (original)	X	
Replace (Council approval)	X	
<b>STRUCTURAL ELEMENTS ABOVE WALL BOARD OF THE UPPERMOST FLOOR, INCLUDING:</b>		
Shingles and underlayment	X	
Sheathing	X	
Skylights (glass)		X
Skylights (added or replaced)		X
<b>INTERIOR TITLE LINE WALLS, INCLUDING:</b>		
Wall board		X
Interior trim		X
Interior finish		X
<b>BELOW UPPER SURFACE OF FIRST FLOOR SUBFLOORING, INCLUDING:</b>		
Subflooring		X
Floor joist		X

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MAINTENANCE OF:	HOME OWNERS' ASSOCIATION	INDIVIDUAL HOME OWNER
Beams		X
Columns		X
Foundation walls		X
Wall cracks	X-only cracks adversely affecting structural integrity	X
Water seepage/dampness		X
Concrete floors		X
Floor cracks		X
Water seepage/dampness		X
<b>CHIMNEYS, ABOVE DAMPER, INCLUDING:</b>		
Cleaning		X
Periodic inspections		X
Chimney caps (original construction)	X	
<b>EXTERIOR LIGHTING, INCLUDING:</b>		
Garage lights on HOA's meter	X	
Light sensors on HOA's meter	X	
Garage lights on owner's meter		X
Light sensors on owner's meter		X
House lights on owner's meter		X
<b>CENTRAL FIRE AND SECURITY ALARMS, INCLUDING:</b>		
Periodic alarm testing		X
Alarms repair/replacement		X

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MAINTENANCE OF:	HOME OWNERS' ASSOCIATION	INDIVIDUAL HOME OWNER
Battery testing and replacement	X	
<b>INTERIOR/EXTERIOR HVAC SYSTEMS, INCLUDING:</b>		
Maintenance, including unit's base		X
Maintenance of cement pad		X
<b>ADDITIONS MADE BY A HOME OWNER PRIOR TO INITIAL CONVEYANCE, INCLUDING SCREENED AND GLASS ENCLOSURES:</b>		
Exterior painting	X	
Siding	X	
Sheathing	X	
Insulation		X
Wall board		X
Interior trim		X
Interior painting		X
<b>ADDITION MADE BY A HOME OWNER SUBSEQUENT TO INITIAL CONVEYANCE, INCLUDING SCREENED AND GLASS ENCLOSURES:</b>		
Exterior painting	X	
Siding		X
Sheathing		X
Wall board		X
Interior trim		X

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Interior painting		X
<b>GUTTER AND DOWNSPOUTS, INCLUDING:</b>		
Painting	X	
Remove leaves and/or other obstructions	X	
<b>MISCELLANEOUS, INCLUDING:</b>		
Drainage	X	
Dryer vent cleaning (every other year)	X	
Insects, pests, animals inside		X
Insects, pests, animals outside	X	
Lamp posts	X	
Mailboxes	X	
Outside faucets, original to house	X	
Outside faucets, owner added		X
Outside electric meters	X	
Outside fire extinguishers	X	
Plumbing inside to shutoff		X
Plumbing exterior from shutoff	X	
Soil pipe to first clean out		X
Soil pipe sewer beyond first clean out	X	
Snow removal	X	
Walkways and driveways	X	