



Franklin Village Maintenance Responsibilities: Association and Homeowner – 2024

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 on original structure.
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 Item 6 below).
8. Exterior door frames and window frames and their flashings caused by deterioration and/or leakage, but excepting all glass, sashes, and doors.
9. Exterior front door and rear walkout basement door painting as recommended by the Architectural Committee and approved by Council.
10. Maintenance of garage door and tracks, if they deteriorate.
11. Chimneys above the damper.
12. Lawns, plantings, walkways, roads, and utility lines in common areas.
13. Maintenance of exterior light fixtures on posts, roads, and garages and around pool (Maintenance Committee replaces bulbs).
14. All concrete walkways and steps.
15. Paver steps and walls and wrought iron handrails for 549 - 555.
16. Wrought iron handrail at 596 garage.
17. Wall along parking area between 569 and 570.
18. Walls adjacent to patios installed to stabilize earth and control runoff. These include walls behind 539, 546, 547, 550, 551, 559, 563, 581, and 583.
19. Existing light poles installed by Homeowners will be maintained by the village (550, 567, 568).

If a maintenance issue is noted, for which the HOA is responsible, the homeowner should contact the Village Managing Agent.

Responsibilities of Homeowner (not exhaustive):

1. Drywall damage caused by failure of an element properly maintained by the Homeowners Association unless damage is a result of external forces (e.g., rain, ice, wind).
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. Wiring and equipment for smoke alarms.
6. If the failure of the security system is battery-related, the service call and battery is the Homeowner's responsibility.



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7. Hot water heater.
8. All electrical appliances.
9. Sump pumps, ventilation, and air-cleaning equipment.
10. Insulation.
11. Wooden handrails.
12. Any steps and pavers in the rear of houses.
13. Walls adjacent to patios installed for aesthetic purposes or to support walls of room additions. These include walls behind 545, 598, 599, 600, and 604.
14. Exterior front steps and wrought iron handrails installed by homeowners, including, but not limited to those at 539 (handrail only), 543, 544, 545, 546, 547 (handrail only), 548 (including wall adjacent to parking area), 564 (steps only), 584 (handrail only).
15. Light poles can be requested by Homeowners. If request is approved by Council, Homeowner will pay for installation. Once installed, Village will maintain.
16. All patios, room additions, roofs over additions, decks, screened in porches, stoops, and garage floors, including the concrete garage apron.
17. Roof leaks or roofing deterioration caused by intrusions such as skylights, sky tubes, roof-installed awnings, or additions that invade the roof unless installed by Bachman's Roofing in 2023.
18. 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 Declaration of Covenants).
19. Lofts and finished living areas in the attic spaces.
20. Window glass and sash, weatherstripping, glazing, and door & window hardware. Sliding doors and screens. Options for window repair and replacement include:
 - i. Repaint existing sash and trim the original bronze color. (Architectural Request Form not required).
 - ii. Repair or replacement of window glass, sash, and/or casement operator. Glass can be replaced by a local glass shop or contractor. Replacement glass, sash kits, and casement operators are available on-line to be assembled and installed by a local contractor. (Architectural Request Form not required).
 - iii. Replacement of window(s) and frame between windows with replacement window **is not allowed** as this would result in a 2-3-inch decrease of window space.
 - iv. Replacement of window(s) and entire frame with full-frame window. This option is acceptable if the dimensions of the visible glass and width of the bronze trim are all similar (within about 1 inch) of those of the existing window and the profiles of window sash, mullion, and frame are also similar. If the frame needs replacement, the HOA is responsible for replacement of the unit. Otherwise, the homeowner is responsible.
21. Inside doors, and inside of all exterior door painting.
22. 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 only termites found after 1 preliminary inspection).
23. Fireplace (firebox, firebrick, dampers) and chimney cleaning.
24. Siding, framing, garage door and tracks, etc. when damage caused by Homeowner.
25. Electric garage door openers and equipment.
26. Maintenance of awnings and replacement when needed. Awning frames need to be rust-free. They may be painted aluminum, the color of siding (CertainTeed's Natural Clay), or dark brown. (Architectural Request Form not required.) Paint swatches available from any Architectural Committee member.