



Franklin Village Maintenance Responsibilities: Association and Homeowner – 2026

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. Concrete 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. Security System monitoring and annual testing. Equipment including the alarm panel, battery, wiring, two wall-mounted panic buttons, and four smoke detectors.
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, steps, and front stoops (if not modified by homeowner).
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. Hot water heater.
6. All electrical appliances.



Franklin Village Maintenance Responsibilities: Association and Homeowner – 2026

7. Sump pumps, ventilation, and air-cleaning equipment.
8. Insulation.
9. Smoke detectors above the four provided by the Village as required to meet code for basement bedrooms.
10. Security System optional add-on equipment including burglar alarms, motion sensors, cameras, and other security devices.
11. Wooden handrails (Including but not limited to 550 and 557).
12. Any steps and pavers in the rear or side of houses.
13. Walls adjacent to patios installed for aesthetic purposes or to support walls of, or provide access to, 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), 553, 561 (handrail only), 564 (steps only), 584 (handrail only).
15. Paver patios installed by homeowners in common area, including, but not limited to 538, 545, 548, 562, 590, and 606.
16. Light poles can be requested by Homeowners. If request is approved by Council, Homeowner will pay for installation. Once installed, Village will maintain.
17. All patios, room additions, roofs over additions, decks, screened porches, rear stoops, front stoops (if modified by homeowner), and garage floors, including the concrete garage apron.
18. 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.
19. 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).
20. Lofts and finished living areas in the attic spaces.
21. Window glass and sash, weatherstripping, glazing, and door & window hardware. Sliding doors and screens. Options for window repair and replacement include:
 - a Repaint existing sash and trim the original bronze color (Pella Brown). (Architectural Request Form not required).
 - b 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).
 - c 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.
 - d 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.
22. Interior doors, and inside of all exterior door painting.
23. 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).
24. Fireplace (firebox, firebrick, dampers) and chimney cleaning.
25. Siding, framing, garage door and tracks, etc. when damage caused by Homeowner.



Franklin Village Maintenance Responsibilities: Association and Homeowner – 2026

26. Electric garage door openers and equipment.

27. Maintenance of awnings and replacement when needed.

- a 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.
- b Regular maintenance of the awning fabric is needed to maintain safe, attractive, and high-quality appearance.

Awning companies offer wash & waterproofing services and typically recommend that they be performed every two (2) to three (3) years in order to:

- i. keep your Fabric Awnings and Canopies looking clean and brand new
- ii. keep your Awnings and Canopies in good condition and functioning well
- iii. restore the inevitable loss of water repellancy
- iv. maximize the longevity of the fabric.