

RESPONSIBILITY LIST 10-2020

Trails Homes Association, Inc.			
Item	Repair, Replacement; Maintenance	HOA	Owner
Roof and Flashing	Basic Roof; Normal Wear (every 18 to 25 years)**	X	
	All Other Causes (Storm, Hail, Wind, Tree, Termites)		X
Downspouts	Downspout clogs/repositioning related to drainage	X	
Gutters Except for Downspouts	All causes and repairs		X
	Annual gutter / gutter cover surface cleaning	X	
Exterior Attached Lighting Fixtures	All Causes		X
Foundations; Sub-surface Walls; Framing	All Causes		X
Garage Doors	Painting and address numerals		X
	Repairs; replacement; all hardware		X
Garages; Garage Floors	All Causes		X
Doors	All Causes		X
Windows and Screens	All Causes		X
Decks, Patios, Patio Slabs	All Causes		X
Patio and Courtyard Fences	All Causes		X
Unit Foundation, Structure, Framing	All Causes		X
Utility Pipes--Street to Foundation	All Causes (done to City Code requirements)		X
Siding	All Causes		X
All Interior Unit Space; Furnace, AC	All Causes		X
Interior: Electrical, Mechanical, Appliances	All Causes		X
Drainage Problems	Clogged Gutter Downspout	X	
	Surface Water, Landscaping, All Other Causes		X
Sewer Back-ups	All Causes		X
Front Stoops/Steps	Cost Share; When Becomes Dangerous	X	X
Driveways, Sidewalks	All Causes; When Becomes Dangerous	X	
Animal Pests (Bats, Squirrels, Rodents etc)	All Causes		X
Insects (Bees, Termites, Ants, Mosquitoes)	All Causes		X
Trees/Shrubs in Common Areas	Trimming, Removal, Pruning	X	
Bushes, Flower Beds, Shrubs in Yard	Watering/Pruning/Weeding		X
Patio / Courtyard	All Maintenance including slabs and trees		X
Snow Removal	2 inches and over; walks and driveways	X	
	Under 2 inches		X
Mowing and Trimming	All areas except fenced patios and courtyards	X	
All Common Areas	Grounds, Pool, Tennis Courts, Walkways	X	

Externally visible repairs or replacements are subject to Board approval; submission of an ARC request form is required. Any items not specifically listed above are the owner's responsibility, including but not limited to, all vents (soffit, attic, and plumbing), trim boards, fascia, chimneys, skylights, etc. **subject to roof type, replacement policy requirements.