

Stoker Gardens HOA

HOA Maintenance Chart

The following chart shows the division of responsibility for maintenance and repair of property between the homeowners' association and lot or unit owners.

ITEM	HOA	OWNER	NOTES
A/C Pad & Unit		X	
Address Numbers	X		
Attic		X	
Cable/Satellite TV		X	
Ceiling		X	
Flue, & Vent Pipes — Cleaning & Repair		X	
Circuit Breakers for Unit		X	
Door and Door Frames - Exterior		X	
Door and Door Frames - Interior		X	
Door Hardware		X	
Doorbell		X	
Drains — Living Unit & Limited Common Patio/Porch		X	
Dryer Vent Cleaning		X	
Electrical Wiring/Panel		X	
Exterior Wall Finishes (Rock/Stucco/Siding, etc.)	X		
Fences the boarder the exterior of the Project	X		
Fences dividing units back patio	X		
Fences added by homeowner to enclose patio		X	
Fence - repair damage caused by resident/guests		X	
Floor Coverings		X	
Foundation - Structural		X	
Foundation — Cracks, cosmetic		X	
Front Landing/Porch	X		
Furnace		X	
Garage Door Openers, Springs, Hinges, Parts		X	
Garage Doors Paint, Repair, Replace		X	
Gas Pipes		X	
Gate Hardware & Locks		X	
Hose Bib/Faucet/Spigot		X	
Hot Water Heater		X	
Insurance Coverage - Property (attached buildings)	X		
Insurance Coverage - H06 Policy		X	
Insurance Coverage - Loss Assessment		X	
Insurance Deductible		X	Deductible assessed to Owners pro-rata in which a loss takes place.
Irrigation Lines / Heads - outside yard areas	X		
Landscape - outside fenced yard areas	X		
Lights - Exterior Fixtures	X		

Lights - Exterior Fixtures Bulbs		X	
Lights - Eaves (Electrical Issue/Replacement)		X	
Limited Common Area Driveways	X		
Limited Common Area Patios		X	
Limited Common Area Porches		X	
Limited Common Area Sidewalks	X		
Mailbox & Stand/Structure	X		
Mailbox Lock & Key			USPS
Paint - Exterior Finishes, doors, garage doors, etc.		X	
Paint - Interior		X	
Patio Slab		X	
Pest Control Interior		X	
Phone Lines		X	
Plumbing Main Line		X	Point of connection/meter to the unit - Owner Before point of connection/meter - City
Plumbing Leak		X	Point of connection/meter to the unit - Owner Before point of connection/meter - City
Plumbing — Clogging/Stoppage		X	Point of connection/meter to the unit - Owner Before point of connection/meter - City
Plumbing Pipes Inside Unit		X	
Rain Gutters — clean-out, repair, replacement	X		
Rain Gutters - drains away from building	X		
Roof - future replacement	X		
Roof Leak	X		
Screen Doors		X	*Must be approved
Sewer pipes that only serve one Unit and are located Inside or underneath a unit		X	
Sewer pipes that (a) serve more than one Lot, or (b) are located Outside of a Unit or within the Common Area	X		
Shutters		X	
Snow Removal - Private Roads, sidewalks and driveways.	X		
Storm Drains	X		*Private road areas only
Streetlights	X		
Termites, pests, rodents, insects, etc.		X	
Trash		X	
Vent covers - Exterior		X	
Wall - Bearing Interior Wall		X	
Wall - Partition Interior Wall		X	
Water - Culinary		X	
Water - Landscape	X		
Weatherstripping		X	
Window Boxes		X	
Window Frames		X	
Window Glass & Screens		X	