



Wesley Place Homeowners Association

Maintenance Responsibility List

Issues of exterior maintenance, repair or replacement not specifically addressed herein or in the DCCR, By-Laws, etc. will be addressed on a case-by-case basis by the Maintenance Committee. Appeals of Maintenance Committee decisions may be made to the Board of Directors. WPHA will not be responsible for repairs or replacements that are the result of homeowner negligence (See Art VII, Pa6, DCCR). The table below lists the responsibilities for some common problems.

WPHA Responsibility	Homeowner Responsibility
All grounds and Common Area maintenance and repair.	Tree & shrub removal & replacement on property. Mulching rear beds and first time for new beds.
Chimney care including flashing, exposed flue and siding.	Chimney interior care and cleaning and animal removal (includes attic and crawl space).
Decks and patios and their fences or dividers – staining or painting. *	Decks, patio and their fences/dividers repairs, improvements or replacement. * First time stain or paint for new areas. Resurfacing deck/patio.
<u>Existing</u> doors: Exterior of entrance door and trim (excluding storm door) will be painted during scheduled painting cycle. WPHA will repaint front exterior door the existing color unless resident has approval from ACC for a change in color.	<u>Replacing</u> garage and exterior doors (WPHA will paint). ^ Owner paints new window units (sashes, frames and trim which are part of the unit kit). Weather stripping, storm doors, screens. All glass surfaces.
<u>Existing</u> Windows: WPHA not responsible for any glass surface. WPHA will caulk, paint and repair vertical exterior trim, when possible, but cannot replace window sills or frame if they are an integral part of the window unit kit. ^	
Drainage – above ground natural^^	^^ Drainage problems that existed when owner bought property, or when earlier attempts to correct problem have been unsuccessful.
Exterior surfaces (i.e. siding, brick, masonry) unless otherwise noted.	Prime and paint (first time) any new addition or owner desired change (e.g. windows) of the unit's exterior.
Gutters and downspouts. WPHA will clean gutters and downspouts once annually.	Gutter screens. Installing larger gutters or downspouts <u>unless</u> old ones damaged through fair wear and tear.
Insect (other than termite) damage. Damaged bottom siding boards regardless of cause.	Termite damage <u>other than</u> bottom wood board which WPHA will replace regardless of cause.
Lights – street and entrances.	Lights – all other exterior lighting on property.
Roads, driveways & walks – currently only repairing for safety reasons.	Repairing (other than safety reason) or resurfacing walks & driveways.
Roof repair and replacement.	Roof on new addition that is within 5' of where new roof joins existing roof or other structure for 5 yrs from construction completion.
	Sprinkler system. Electric, water, sewer, gas or cable lines on property.