

# Village Green Townhomes

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## VILLAGE GREEN MAINTENANCE RESPONSIBILITIES

### **The Association (VGHOA) is responsible for the following:**

- exterior building surfaces and vinyl siding\*
- door and window sills and frames (but not doors or windows themselves)\*
- roof maintenance\*
- cleaning, repair and replacement of gutters & downspouts
- outside water & sewer lines up to foundation (but not inside)
- annual termite inspections
- sidewalks, streets (except city-maintained Kensington) & parking areas
- grass cutting, edging, seeding and fertilizing
- shrub and tree trimming, removal, and replacement
- care of foundational plantings
- common area planting
- fencing, including around back yards
- pool, clubhouse, mailbox kiosk\*\* maintenance

### **The Homeowner is responsible for the following:**

- home interior (everything within exterior walls), including (but not limited to):
- building structure
- crawlspace
- interior plumbing (from foundation in)
- fireplace and chimney flue
- exterior glass surfaces
- window screens and maintain neat appearance of same
- outside-door lanterns, lamp posts and post lights maintained in appearance and in working order
- windows (including moving parts and operation of) (but not sills or frames)
- exterior doors (including operation and replacement of) but not sills or frames
- exterior door locks, keys and knobs
- storm/screen doors
- exterior water faucets
- exterior light fixtures and wiring (deck lights or area lighting)
- patios and decks
- heat pumps
- interior pest control
- any additions made to the property by the homeowner \*\*\*

\* In event of damage caused to buildings by storm, acts of nature, etc., individual homeowner insurance covers. Homeowner is responsible for any deductible. Association's insurance does not cover buildings (except clubhouse).

\*\* Mailboxes are owned by US Postal Service. Call local post office for replacement keys.

\*\*\* Homeowners may make exterior changes only after approval by Board. This includes deck, patio, antenna, or satellite dish. See also Item 14.9 under Appearance Regulations.

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