

# Covengton Square Maintenance Responsibility Chart

Effective: December 2023



*It is important to note that even if the HOA is responsible for maintenance, there are times when assessments are necessary to cover the costs for capital improvements (e.g., roof replacements).*

	HOA	Owner
Accessories & Fixtures within Unit		X
Annul Termite Inspection	X	
Appliances		X
Area Lights	X	
Balconies/Porches		X
Ceiling (interior repairs, painting, etc.)		X
Clubhouse	X	
Commoh Area Pipes, Plumbing, Wiring	X	
Common Area - any damages resulting from negligence of vandalism by resident	X	
Common Area Planting / Shrubs	X	
Common Area Walkways and Stairs	X	
Doors (front/patio/screen/interior, etc.)		X
Doorbell		X
Electrical Receptacles (inside & out)		X
Exterior Building Lights		X
Exterior Building Surfaces	X	
Exterior Doors		X

	HOA	Owner
Exterior Paint	X	
External Electrical Lines	X	
External Phone Lines	X	
Fixtures & Valves		X
Flooring		X
Floors		X
Grounds (Landscaping)	X	
Gutters & Downspouts	X	
HVAC - Clubhouse	X	
HVAC & Personal Vents		X
HVAC Replacement and/or Repairs (in unit)		X
Insulation	X	X
Insurance-Interior		X
Interior Paint		X
Landscaping	X	
Insurance-Building Exterior, Property, Liability	X	
Mailboxes	X	
Negligence or vandalism by resident		X
Painting - Exterior and Common Area	X	
Pest Control	X	
Plumbing w/in unit		X

	HOA	Owner
Plumbing w/in wall	X	
Pool	X	
Replacement Window Blinds		X
Roof Repairs & Replacements	X	
Sewage & Sanitation Connections in Unit		X
Sheetrock/Wallboard/Paneling		X
Shrub & Tree Removal	X	
Sidewalk / Driveways / Parking Area	X	
Siding	X	
Storm Doors		X
Subflooring		X
Subfloors		X
Sunrooms		X
Trash Pick Up	X	
Walls (Interior partitions)		X
Windows (panes, casements, and frames)		X
Window Screens		X
Window Treatments		X