

Crown Oaks - Who's Responsible? - HOA or Homeowner

The Issue	Who's Responsible?		Notes
	HOA	HO	
Foundation/ Structural Parts of Unit		X	
Crawl Spaces		X	Owner is responsible for maintaining moisture barrier, insulation, foundation vents.
Exterior Siding and Trim (cleaning, painting, repair)	X		Work is scheduled in phases, but HO should report issues as discovered.
Exterior Townhouse Numbers	X		
Roof (repair and/or replacement)	X	X	The Association maintains the roof with repair and replacement for normal wear and tear as needed. In the event of a roof leak, the HOA repairs the exterior and the HO and/or your insurance covers any interior repairs. For hazard, fire, storm damage, the owner's insurance is responsible for the roof repairs. Call LTM ASAP with any leak.
Attics		X	Owner is responsible for attic interior, insulation, etc.
Built in Roof Vents	X		
Attic Power Vents/ Fans/ Roof Exhaust Fans		X	
Chimney/Pipes and/or Caps		X	The HOA will periodically paint the exterior of the chimney.
Animals in Chimney or Attic		X	
Storm Door/Entry Door/Shed Door/Crawl Space Door		X	Doors are the responsibility of the HO, however, the HOA will periodically clean and paint the exterior.
Weatherstripping		X	
Door Frame and Sill (exterior only)	X		
Storage Sheds	X	X	HOA maintains the exterior and the HO is responsible for the interior
Exterior A/C or Heat Pumps		X	
Door Bells/Buzzers/ Knobs/Locks		X	
Exterior Light Fixtures Mounted on Unit		X	Changing fixtures requires HOA approval.
Exterior Street and Area Lighting	X		Report pole outages to Lemmon Tree
Windows/Screens		X	Window replacements must be approved. HOA will periodically paint exterior window trim.
Shutters	X		
Gutters	X		Make sure downspout is flowing and gutters are not leaking down behind or over. HO should check during rain. Gutters are cleaned at least 4 times a year by HOA.

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Exterior Water Spigots and/or Hose Bibs		X	
Exterior Utility Meters/ Boxes (attached to unit)		X	
Brick/Concrete Steps and/or Porches	X		
Wood Porches/ Steps/Decks	X		Only those that were of original construction. Contact Lemmon Tree with questions.
Wood Privacy Fences	X	X	Side privacy fences were original and are the HOA responsibility. Back fence and gate additions are the HO's. HOA will periodically clean and stain.
Handrails	X		Additions should be approved.
Sidewalk Maintenance	X		
Ice and Snow Removal	X	X	The HOA does NOT treat or remove snow from walkways, steps, porches, or decks. Generally, sloped lot entrances are treated with ice melt and/or plowed if significant accumulation.
Landscaping	X		Responsible for open yards, common areas, shrubs, trees, entrances. HO should not add plantings to front of buildings. Landscape contractors cannot take directions from HO.
Water Leak/Sewer/ High Water Bills	X	X	Exterior water lines, sewer lines, and leaks are the responsibility of the Association. Once plumbing enters the unit, it is the HO's. Call Lemmon Tree ASAP for any of these issues, in case of shared responsibility.
Interior Repairs (caused by leaks or backup)		X	
Trash/Recycling/ Large Load Pick Up		X	Trash must be in city provided green cans. Pickup curbside on Tuesdays; return can to rear of building by Wednesdays. NO DUMPING ON CURBS!! Call city 919-831-6728 for special load pick up or bulky items. Recycling picked up curbside in blue bins; check city for schedule. Store bins behind building.
Termite Inspection/ Pest Control	X	X	Association covers termites and provides yearly inspection and treatment if needed. HO handles all other interior pest issues. Any damage due to termites or pests are the HO responsibility.
Insurance (damage from flood, fire, wind, vandalism, or civil disturbance)		X	HO must carry fire and hazard insurance equal to full value of home. Article XIV, section 3 of the covenants.
Mail/Mailboxes		X	CO mailboxes/keys are managed by North Ridge PO. Call Post Office at 919-846-1942.
Private Streets/ Parking Lots	X		Responsible for maintenance and rights of use.