

**Brandon Woods Homeowners Association, Inc.
MAINTENANCE RESPONSIBILITY CHART**

	Association	Homeowner	Other
Air Conditioning condenser and pad		X	
Basement walls – exterior surface only	X		
Cable television underground cables			Cable Vendor
Casualty or Loss, such as damage from a storm, fire, or other unforeseen event.		X	Homeowner's Insurance
Decks		X	
Doorbell button		X	
Doors – garage door opener and mechanicals		X	
Doors – exterior-painting and trim only	X		
Doors – screen/storm		X	
Driveway sealing	X		
Driveway Replacement	X		Unless not installed properly by builder
Foundation Beds* – mulching, edging, weeding	X		
Garage floor		X	
Gutters and downspouts	X		
Hose bibbs (outdoor water faucets)		X	
Lawn mowing/fertilization/weed control	X		
Lawn/tree/shrub watering		X	
Lights – exterior light fixtures and bulbs		X	
Lights – street lights			Electric Company
Mailboxes		X	
Patios		X	
Pest Control		X	
Roofs – ordinary maintenance and replacement	X		
Sewer laterals	X		
Shrubs – Front foundation plantings* only.	X		
Sidewalks – driveway to front door	X		
Siding – maintenance & repair	X		
Siding – cleaning		X	
Snow plowing driveways	X		
Snow shoveling sidewalks to front door	X		
Steps		X	
Telephone cables			Phone Company
Trash containers			Trash Vendor
Trash & recyclables pick up (curbside)	X		Charges for extra items are responsibility of homeowner
Trim, shutters and fascia (exterior) - replacement, repair, painting	X		
TV Satellite Dish		X	See Rules & Regs
Water mains			County Water Auth
Water laterals – water line from curb box to water meter	X		
Window glass/screens/cleaning		X	
Window wells/covers		X	

*Foundation Plantings refer to the beds with shrubbery planted by the builder when the house was built – usually located in front of the house or porch.