

WESTOVER WOODS HOMEOWNERS ASSOCIATION

P.O. BOX 986

PLAINFIELD, IN 46168

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ASSOCIATION MAINTENANCE RESPONSIBILITIES

Lawn Care

- Cutting, trimming and blowing off walk
- Fertilizations and weed control
- Edging (When the contract calls for it)

Landscaping (Common areas only)

- Watering, trimming, clean up and maintenance of the front entrance and other common areas

Maintenance of entrance and common area lighting

Pond maintenance

Plowing of drives and other areas as called for in contract

Building Maintenance

- Gutters and downspouts (Replacement, repair and maintenance)
- Fascia and soffit (Replacement, repair and maintenance)
- Siding and Brick (Replacement, repair and maintenance)
- Sheet metal, vinyl and wood trim on exterior surfaces of buildings (Replacement, repair, maintenance and painting)
- Brick mold around doors and windows and trim under door thresholds (Replacement, repair, maintenance and painting)
- Roofing, roof sheeting, flashings, vents, sewer vent boots and flashings (Replacement, repair and maintenance)
- Drier vents (Replacement and cleaning of roof and wall vents) Note: Homeowner is responsible for related interior ducting
- Shutters (Replacement, repair and maintenance)
- Doors and windows – Painting only

Fences

- Gates – Wood, frames latched and hinges (Replacement, repair, maintenance and painting or staining)
- Brick fences and caps (Repair and maintenance)

Electrical

- Replacement of photo eyes on garage lights
- Repairs and replacements of entrance, sign and common areas lighting (Including service, control devices, conduits and lines)

Plumbing

- Repairs and replacement to common areas water supplies and sprinklers (Entrance to community)

Drainage

- Repairs and maintenance to run offs, storm drain and pond overflows not taken care of by the City.
- Sewer maintenance that is not related to a single unit that is not taken care of by the city.

HOMEOWNER MAINTENANCE RESPONSIBILITIES

Landscaping

- Shrubs & trees (Planting, trimming, maintenance and replacement)
- Maintenance of Plant beds

Exterior Doors (entrance, side lights, garage, storm and screen doors including hardware)

- Replacement, repair and maintenance except for painting

Windows

- Replacement, repair and maintenance of window, glass and screens.
- Screened and "4" season rooms
- Replacement and replacement of windows, screen, screen doors and hardware (Homeowners Association paints exterior surfaces)

Courtyards and Courtyard Divider Walls

- Replacement, repair and maintenance

Concrete Walks and Drives

- Replacement, repair and maintenance except for clearing of snow

Electrical

- Outside wall and yard fixtures (Replacement, repair and maintenance)
- Meter base, service entrance and all related hardware and devices (Replacement, repair and maintenance)

Water

- Pit, meter base and all piping after the meter including piping under the slab, in walls and outside faucets (Replacement, repair and maintenance)

Gas

- All piping after the meter including piping under the slab and in walls (Replacement, repair and maintenance)

Phone, Cable and Satellite Dishes

- All metering devices, wires, cables and dishes (Replacement, repair and maintenance)
Note: Dishes cannot be mounted on shingled roof surfaces and all damage resulting from the installation to the building is the responsibility of the homeowner to repair

Waste Drainage

- Drain lines inside, under and outside the building that do not belong to the city or are common with another unit.

Fireplace Vents and Furnace Flue Stacks

- Replacement, repair and maintenance