

**Village of Tuxford Patio Homes
Maintenance Responsibility Checklist**

Updated 9/25/2020

The following Maintenance Responsibility applies to existing conditions and does not reclude the requirement for architectural approval to any proposed modification of the Patio Homes as defined in the Village of Tuxford CC&Rs.

#	MAINTENANCE ITEM	Home Owner Assoc.	Home Owner	NOTES
1	Ants (Interior)	X		OPC 502-969-9635
2	Ants (Exterior)	X		OPC 502-969-9635
3	Bees, Wasps/Hives (Exterior)	X		OPC 502-969-9635
4	Termite Inspection and Prevention	X		OPC 502-969-9635
5	Village Roads - Maintenance	X		
6	Driveways - Maintenance	X		
7	Dryer Vent Cover Repair	X		
8	Dryer Vent Cleaning		X	Suggest annually
9	Fence/ Patio (Privacy)		X	HOA Board Approval required
10	Fence / Village Perimeter fence along Springhurst Blvd.	X		Springhurst Comm. Assoc.
11	Fence / Village Perimeter fence (Adjoining Ivybridge)	X		Springhurst Comm. Assoc.
12	Fireplace Chimney Cap	X		
13	Fireplace		X	
14	Fireplace Chimney (Exterior Brick)	X		
15	Fireplace Chimney Cleaning		X	
16	Fireplace Gas Logs		X	
17	Door Thresholds		X	
18	Front Doorbell		X	
19	Front Door (Repair/Replace)		X	HOA Board Approval required
20	Front Door (Interior Paint)		X	
21	Front Door (Exterior Paint)		X	Black color only
22	Garage Door (Repair/Replace)		X	White color only - HOA approval
23	Garage (Trim Paint/Wrap)	X		not damage by owner (Ex. Car)
24	Garage Door (Hardware/Springs)		X	
25	Garage Door (opener)		X	
26	Hose bib/Faucet/Spigot		X	
27	Landscape - Cedar Mulch	X		Once per year in Spring
28	Landscape lawns (cut/ trim)	X		
29	Landscape - Tree Leaves Removal	X		Once per year in Fall
30	Landscape - Lawn watering/irrigation		X	
31	Landscape - Shrub/Tree watering		X	
32	Landscape - Lawn Fertilization	X		Pre-emerg. Spring/ Fert. Fall

	MAINTENANCE ITEM	Home Owner Assoc.	Home Owner	NOTES
33	Landscape Tree/Bush Replacement	X		Contractor pkg. only (Chimney to Driveway) *See Landscape Policy Letter
34	Landscape Tree/Bush Replacement		X	NON-Contractor Pkg. Property * See Landscape Policy Letter
35	Landscape Bushes and Trees (Cut/Trim)	X		Once per Year in July
36	Landscape Patio Area		X	
37	Landscape Common Areas	X		
38	Lights (Porch Fixture/bulb)		X	
39	Lights (Common Areas)			Springhurst Comm. Assoc.
40	Mailbox (Repair/Replace)	X		Unless damage by outside source
41	Paint - Patio Fence		X	Cedar or Earthtones
42	Paint (Exterior) House Trim	X		
43	Patio Home Ext. Alum. Trim Cleaning		X	Gutters, Soffits, Dormer, etc.
44	Patio Home Ext. Alum. Trim Repair	X		
45	Plumbing (Stoppage)		X	
46	Plumbing (Main Line)		X	
47	Plumbing (Gate Valves)		X	
48	Plumbing (Pressure Regulators)		X	
49	Plumbing (Slab leak)		X	
50	Plumbing (Shut off Valves)		X	
51	Plumbing (Wall Pipes)		X	
52	Rain Gutter Clean-out	X		
53	Rain Gutter Exterior Cleaning		X	
54	Rain Gutter Repair	X		
55	Roof Repairs	X		
56	Sidewalk Repair	X		
57	Air Conditioner Pads		X	
58	Air Conditioner Units		X	
59	Water Heater		X	
60	Weather- Stripping		X	
61	Window Caulking/ Frames	X		
62	Window Glass/Screens Repair		X	
63	Window Glass/Screens Cleaning		X	
	Utilities			
64	Cable/ TV		X	Spectrum,AT&T, Etc.
65	Cable /TV Reception		X	Spectrum,AT&T, Etc.
66	Satellite Dish		X	HOA Board Approval required
67	Electricity		X	LG&E
68	Electrical Circuit Breakers		X	
69	Electrical Wiring (interior)		X	
70	Electricity Common Areas	X		LG&E

	MAINTENANCE ITEM	Home Owner Assoc.	Home Owner	NOTES
71	Gas Pipes		X	Within the boundaries of Homeowners foundation
72	Gas Svc.		X	LG&E
73	Home Furnace Svc. & Repair (Incl filter)		X	
74	Home Furnace Replacement		X	
75	Water Svc.		X	Louisville Water Co.
76	Water leaks/repair (Exterior/Interior)		X	*See policy Letter
77	Refuse/Garbage Removal	X		Republic Disp. 502-638-9000
78	Common Area Water and Irrigation			Springhurst Comm. Assoc.
79	Common Area Light Poles			Springhurst Comm. Assoc.
80	Common Area Landscaping	X		
81	Snow Removal - Village Streets	X		3 inch or more snowfall
82	Snow Removal - Front Porch to Driveway		X	
83	Snow Removal - Driveways	X		3 inch or more snowfall
84	Snow Removal Village Sidewalks	X		3 inch or more snowfall
85	Snow Removal - Patio		X	