

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

10/1/2024

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 (\$50-\$75 chg)
2	Ants (Exterior)	X		OPC 502-969-9635
3	Wasps/Hives (Exterior)		X	
4	Termite Inspection and Prevention		X	
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.			Springhurst Comm. Assoc.
11	Fence / Village Perimeter fence (Adjoining Ivybridge)			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		(Chimney to Driveway) *See Landscape Policy Letter
34	Landscape Bushes and Trees (Cut/Trim)	X		2X per Year (June & Oct.)
35	Landscape Patio Area		X	
36	Landscape Common Areas	X		
37	Lights (Porch Fixture/bulb)		X	
38	Lights (Common Areas)			Springhurst Comm. Assoc.
39	Mailbox (Repair/Replace)	X		Unless damage by outside source
40	Paint - Patio Fence		X	Cedar or Earthtones
41	Paint (Exterior) House Trim	X		
42	Patio Home Ext. Alum. Trim Cleaning		X	Gutters, Soffits, Dormer, etc.
43	Patio Home Ext. Alum. Trim Repair	X		
44	Plumbing (Stoppage)		X	
45	Plumbing ( Main Line)		X	
46	Plumbing ( Gate Valves)		X	
47	Plumbing (Pressure Regulators)		X	
48	Plumbing (Slab leak)		X	
49	Plumbing (Shut off Valves)		X	
50	Plumbing ( Wall Pipes)		X	
51	Rain Gutter Clean-out	X		Maximum 2 times a year
52	Rain Gutter Exterior Cleaning		X	
53	Rain Gutter Repair	X		
54	Rain Gutter Guards		X	HOA Board Approval required
55	Rain Gutter Replacement		X	HOA Board Approval required
56	Roof Shingle Repairs	X		
57	Roof Shingle Replacement	X		
58	Sidewalk Repair	X		Common areas
59	Air Conditioner Pads		X	
60	Air Conditioner Units		X	
61	Water Heater		X	
62	Weather- Stripping		X	
63	Window Caulking/ Frames	X		
64	Window Replacement & Screens		X	
65	Window Glass/Screens Cleaning		X	
66	Cable/ TV		X	Spectrum,AT&T, Etc.
67	Cable /TV Reception		X	Spectrum,AT&T, Etc.
68	Satellite Dish		X	HOA Board Approval required
69	Electricity Svc		X	LG&E
70	Electrical Circuit Breakers		X	
71	Electrical Wiring (interior)		X	
72	Gas Pipes		X	LG&E
73	Gas Svc.		X	LG&E

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