

COMMONS OF DURALEIGH RIDGE MAINTENANCE RESPONSIBILITY CHART

The following is a general listing of those items that are the responsibility of the individual owner and the Association. Should you have a specific question regarding this listing, please contact Talis Management Group at (919) 878-8787 for clarification.

	Association	Owner
Annual Termite Inspection	X	
Asphalt/ Parking Area Maintenance and Repair	X	
Cleanliness of Porches, Patios & Balconies		X
Common Area Building Lights on Grounds	X	
Common Area Planting / Shrubs	X	
Interior Maintenance		X
Contents Insurance		X
Door Bell, Knobs, Locks		X
Exterior Building Surfaces, Exterior Light Fixtures	X	
Exterior Doors	X	
Comprehensive Lawn Maintenance Contract	X	
Gutters & Downspouts	X	
HVAC Replacement Repairs		X
Insurance (Property-building structure and liability)	X	
Insurance (personal content)		X
Insurance – Additional insurance required to cover \$10,000 deductible		X
Mailboxes		X
Painting - Exterior / Common area	X	
Pest Control – Common Area	X	
Pest Control – Inside Units		X
Roof Repairs and Replacements	X	
Sewer Lines (if serving owner’s unit exclusively)		X
Shrub and Tree Removal	X	
Sidewalks / Driveways / Parking Area	X	
Door/Directory Signs*		X
Sign Holder	X	
Trash Disposal	X	
Water Lines (if serving owner’s unit exclusively)		X
Window Panes or Screens		X
Windows		X

All unit interiors (appliances, hot water heaters, lights, doors, knobs, plumbing, mechanical, electrical, cabinetry, flooring, communications, etc.) are the responsibility of the individual owner. Window cleaning (exterior) is also the responsibility of the owner.

*Contact the management company for specifications