

NORTHGATE TRACE
Your Declarations Define Responsibilities for Your Home as:

ASSOCIATION

- Water and Sewage systems serving more than one residence.
- Spaces and improvements beneath the undecorated surfaces of perimeter walls and floors AND beneath the undecorated surfaces of all interior load-bearing walls and partitions.
- Pipes, ducts, wires, conduits, etc. that serve MORE THAN ONE residence. (not individual residences.)
- All exterior surfaces of the buildings EXCEPT those listed as the individual owner's responsibility.

HOMEOWNER

- Water and sewer lines serving a single residence.
- Spaces and improvements above the undecorated and or unfinished inner surfaces of the perimeter walls and floor.
- Attic space below the roof and/or roof sheathing.
- Non-load-bearing walls and partitions.
- Inner decorated or finished surfaces including paint and paper.
- Air Conditioning and heating appliances.
- Wiring, plumbing and water lines within or surrounding the residence serving that residence only.
- Appliances, drains, plumbing fixtures and connections, sinks, electrical outlets and fixtures within or surrounding the residence serving that residence only.
- Windows, doors, storm windows, storm doors, screening, glass.
- Decks, patios, balconies, screened porches
- Chimneys

In addition, your Association maintains the common elements.

- pool**
- street lights**
- paved areas**
- Fences along North Main and Garraux Streets**
- mailboxes**
- dumpster enclosure**
- all the grounds**
- steps leading up to your townhouse**