

**Richardson Crossroads Condominium Association**

**Maintenance Responsibility Chart**

*All repairs/replacements are at the discretion of the HOA Board and HOA funds. Updated 4/1/2026.*

#	Item(s)	Association Responsibility	Homeowner Responsibility
1	Grounds including all landscaped and paved areas and improvements thereon lying outside the main walls and the buildings with the exceptions noted herein.	All except as noted.	Cleaning and routine maintenance of patios, balconies, and Limited Common Elements pertinent to the Unit, replacement or maintenance of plantings and improvements on the patios
2	Exterior structure, roofs, siding, foundations, stucco, and brickwork.	All aspects except as noted in this document. Repair ONLY damaged area of ceiling caused by roof leak. HOA does NOT repaint full ceiling, provide paint, or replace fixtures.	Maintenance/repairs of courtyard - deck, patio, inside of fence, stairs, railroad ties, and walkway; damage caused by foundation company - such as deck, shrubs, patio.
3	Unit doors (front and rear) and door frames.	Provide homeowner with approved paint color and brand.	All aspects, paint must match current trim color, front door may be stained a matching color (ask HOA for color codes).
4	Door screens	None	All aspects
5a	Sliding glass door, atrium and storm doors.	None	All aspects, storm doors must be brown with full view safety glass.
5b	Storage closet & door; exterior side or rear garage door and frame.	None	All aspects, including routine cleaning.
5c	Garage and garage doors	Provide homeowner with approved paint color and brand.	All aspects, including replacement, maintenance, and painting. Garage door, opener, remotes, attic space, and ceiling.
5d	Carports	Replace/repair structure of carport.	Cleaning and maintenance of carport.
6a	Windows	Weather-aged exterior trim.	Repair/replacement- must match color.
6b	Window water leaks (exterior).	Repair of material responsible for exterior leak (mortar, caulking, brickwork, trim).	Interior leaks, interior damage, windows, glass.
6c	Window screens	None	All aspects related to repair/replacement at end.
7a	Plumbing & sewer lines	Repairs to portions of plumbing and sewer lines outside of the boundaries of the Unit (including plumbing and sewer serving only one Unit), except when caused by the occupants of a Unit. Damage to a Unit from causes initially occurring outside the Unit (but not consequential damages to furniture, clothing, or other personal items). Water lines going to water shut-off box in common walls and sprinkler lines.	All portions within a Unit serving only that Unit, including fixtures and appliances attached thereto. Damage to a Unit originating from causes initially occurring within the Unit that are the responsibility of the Unit owner. This includes hot water heater, washing machine, dishwasher, water softener, and purifier. Water lines into and out from Unit. Sprinkler lines damaged by present or previous owner. Outside faucets for one unit only.
7b	Shut-off valves, boxes, and lids.	All aspects, repair, and replacement.	Notify HOA Board if inoperable or not visible.
7c	Water line to valve	All aspects	None
7d	Water line from valve to Unit	None	All aspects
8a	Electrical	All except electrical and related systems serving only one Unit included within the exterior of the Unit, except as otherwise noted. Damage to a Unit occasioned from sources outside of the Unit originating from electrical systems and components, the maintenance responsibility of which is the HOA. Bus bar on which meter sits. Exterior lighting fixtures.	All portions within a Unit serving only that Unit including all fixtures and appliances attached thereto, including the portions of the heating and cooling systems included within a Unit. Damage to a Unit from causes initiating within the Unit from electrical and related systems, the maintenance of which is the responsibility of the Unit owner.
8b	GFI breaker inside	None	All aspects
8c	Breaker at meter	None	All aspects
8d	Bus bar connection	All aspects	None
8e	Outside light fixtures, front door, balcony, patio, and garage/ carports	Repair/replacement of exterior light fixtures not controlled by an individual unit. All exterior sconce fixtures clearly visible from common areas. Only flood light bulbs will be replaced by HOA.	Replacement of bulbs by owner at owners expense of all bracket lights and carport overhead fixtures. All aspects of fixtures within fences.
9	Appliances	None	All aspects
10	Heating & cooling systems	None	All aspects
11	Attics and crawl spaces	Roof only.	Crawl space access, insulation, joists, rafters.
12	Fences, gates, locks, latches, and springs	All aspects, except lock, latches, and springs	Locks, latches, and springs
13a	Sidewalks	All aspects in common areas.	Inside patios, gate, and fence
13b	Courtyards/patios	None	All aspects inside homeowner's fence.
14	Gutters	All aspects	None
15	Pest control	All pests found in common areas, including shared walls, shared attic areas, or common landscaped areas.	All pests found within the unit, walls, patios, landings, or other areas not shared with or affecting other unit owners.
16	Interior walls, ceilings, and floors	None	All aspects. Includes all damage caused by plumbing issues and neighboring unit plumbing issues.
17	Chimney	Exterior stucco, wood trim work, chimney cap.	All other aspects of fireplace/chimney operation, maintenance, and safety.