

Prospect Point Homeowners Association: Who Fixes What?

Homeowners Association Common Area and Building Maintenance Responsibilities:

- Electrical wiring from Duke Energy transformer to the units breaker box.
- Entrance door painting and repair (exterior only).
- Brick, wood trim maintenance.
- Deck maintenance and replacement.
- Aluminum siding.
- Roof, gutter, downspout and attic vent maintenance and replacement.
- Sidewalk and parking lot maintenance.
- Snow removal.
- Landscape maintenance and tree and shrub removal(except on homeowner property).
- Clubhouse and pool repairs and maintenance.
- Trash removal.
- Street light repair and maintenance.
- Group mailbox fixture maintained (not to include doors, locks or hinges).
- Garage doors and driveways.
- Exterior termite treatment.

Unit Owners individual maintenance responsibilities:

- Mailbox maintenance and replacement.
- Exterior entrance light fixtures and bulb maintenance and replacement.
- Interior of entrance doors including all hardware, keys, locks, hinges and weather-stripping.
- Storm/screen doors and entrance door replacement.
- All glass surfaces on unit and garage.
- Storm and screen window maintenance and replacement.
- All interior surfaces of garage area including interior storage areas, and walls.
- All water pipes from individual water meter serving the unit.
- Air conditioner, furnace, water heater and all household appliances.
- Any Architectural Control Committee approved additions and/or improvements.
- Exterior storage closet if in private use of individual homeowner.
- Foundations and patios.
- Interior termite treatment

This is a partial list, but covers most commonly requested items. If you have any questions please contact Rentz Management for review by the Property Management Committee.

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