

Covengton Square Maintenance Responsibility Chart

Effective: December 2023



It is important to note that even if the COA is responsible for maintenance, there are times when assessments are necessary to cover the costs for capital improvements (e.g., roof replacements).

	COA	Owner
Accessories & Fixtures within Unit		X
Annul Termite Inspection	X	
Appliances		X
Area Lights	X	
Balconies/Porches		X
Ceiling (interior repairs, painting, etc.)		X
Clubhouse	X	
Commoh Area Pipes, Plumbing, Wiring	X	
Common Area - any damages resulting from negligence of vandalism by resident	X	
Common Area Planting / Shrubs	X	
Common Area Walkways and Stairs	X	
Doors (front/patio/screen/interior, etc.)		X
Doorbell		X
Dryer Vents		X
Electrical Receptacles (inside & out)		X
Exterior Building Lights		X
Exterior Building Surfaces	X	

	COA	Owner
Exterior Doors		X
Exterior Paint	X	
External Electrical Lines	X	
External Phone Lines	X	
Fixtures & Valves		X
Flooring		X
Floors		X
Grounds (Landscaping)	X	
Gutters & Downspouts	X	
HVAC - Clubhouse	X	
HVAC & Personal Vents		X
HVAC Replacement and/or Repairs (in unit)		X
Insulation	X	X
Insurance-Interior		X
Interior Paint		X
Landscaping	X	
Insurance-Building Exterior, Property, Liability	X	
Mailboxes	X	
Negligence or vandalism by resident		X
Painting - Exterior and Common Area	X	
Pest Control	X	

	COA	Owner
Plumbing w/in unit		X
Plumbing w/in wall	X	
Pool	X	
Replacement Window Blinds		X
Roof Repairs & Replacements	X	
Sewage & Sanitation Connections in Unit		X
Sheetrock/Wallboard/Paneling		X
Shrub & Tree Removal	X	
Sidewalk / Driveways / Parking Area	X	
Siding	X	
Storm Doors		X
Subflooring		X
Subfloors		X
Sunrooms		X
Trash Pick Up	X	
Walls (Interior partitions)		X
Windows (panes, casements, and frames)		X
Window Screens		X
Window Treatments		X