

What are the SVHOA versus Townhome Owner responsibilities for outside maintenance of a townhome in Southern Village?

The recorded Covenants and established SVHOA policies are controlling. The short answer is SVHOA is responsible for roofs, gutters, unfenced landscapes and outside building surface areas including paint/wood trim repair (maintenance scheduled every five years or at discretion of SVHOA). ALL OTHER outside components of the individually owned lots (steps, rails patios, walks, porches, doors, windows, mail boxes, fences, other hardware, and any desired paint/trim or other surface maintenance in the interim of maintenance provided by SVHOA) are the sole responsibility of owners and must be within Architectural Guidelines.

The above applies unless the townhome is a part of a condominium association, which controls maintenance.

Why are maintenance responsibilities of a Townhome Owner so much like that of a detached homeowner?

Like a detached homeowner, a townhome owner owns the lot and an individual attached house, and, thus, must insure it himself and maintain it himself except for the outside maintenance provided by SVHOA on a scheduled basis, one or more rows or sections together.