

Triangle Park Lofts

Maintenance Responsibility Guide for Owners and HOA

This guide is provided to clearly communicate maintenance responsibilities between Unit Owners and the Triangle Park Lofts Owners Association (HOA). Its purpose is to promote transparency, manage costs responsibly, and ensure the community is well-maintained in accordance with the Declaration.

Maintenance Responsibility Matrix

Area / System	Owner Responsibility	HOA Responsibility
Interior unit finishes (floors, walls, ceilings)	Yes	No
Appliances, fixtures within unit	Yes	No
HVAC serving only one unit	Yes	No
Balconies, patios, terraces (Limited Common Elements)	Yes	No
Doors & windows serving one unit	Yes	No
Plumbing/electrical serving only one unit	Yes	No
Common hallways, lobbies, stairs, elevators	No	Yes
Roofs, exterior walls	No	Yes
Landscaping & grounds	No	Yes
Snow removal (common areas)	No	Yes
Parking areas & striping	No	Yes
Structural components	No	Yes

Examples for Owners

- If your sink leaks inside your unit, the repair is the Owner's responsibility.
- If snow accumulates on your balcony and is not removed within 24 hours, the HOA may remove it and bill the Owner.
- If a common hallway light fixture fails, the HOA arranges and pays for the repair.
- If damage to common areas is caused by an Owner or guest, the Owner is responsible for repair costs.

Frequently Asked Questions (FAQ)

Why is clarification important?

Clear responsibility prevents duplicated repairs, unnecessary HOA expenses, and delays.

What if responsibility is unclear?

The Declaration authorizes the HOA to make a final determination.

Can the HOA enter my unit?

Yes, for emergencies or to maintain common elements, as allowed by the Declaration.

What happens if I fail to maintain my unit?

The HOA may perform the work and assess the cost back to the Owner.

Does the HOA cover upgrades or improvements?

No. Improvements inside units are Owner responsibilities unless expressly stated otherwise.