

EXHIBIT "A" - MAINTENANCE LIST

The following is a listing of the items within the Project, the maintenance, repair and replacement duty for which Owners and the Association are responsible in accordance with Section 6.3 of the Declaration.

COMPONENT(S)	OWNER	ASSOC
Air Conditioning System - Each Home	X	
Air Conditioning System - Recreation Building		X
Antennas - Master Antenna		X
Appliances - Built-in	X	
Appliances - Free Standing	X	
Carpeting - in Common Areas/Recreation Areas		X
Carpeting - in Homes	X	
Carport Covers		X
Carport/Parking Space - Concrete/Asphalt Surfaces		X
Caulking - Exterior		X
Caulking - Interior	X	
Common Area Improvements		X
Crawl Spaces in Attic		X
Doorbell - Exterior Components/Button Switch	X	
Doorbell - Interior Components	X	
Doors - Entry - Frame & Door	X	
Doors - Entry - Locks and Hardware	X	
Doors - Entry - Painting - Exterior Surface		X
Doors - Entry - Painting - Interior Surface	X	
Doors - Entry - Weather Stripping/Waterproofing	X	
Doors, Screen/Storm/Security	X	
Drainage Systems (e.g. ditches, catch basins)		X
Drains - Bathtubs, Showers, Sinks	X	
Drains - Curb		X

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COMPONENT(S)	OWNER	ASSOC
Drains - Patio/Balcony		X
Drains - Yards/Planters		X
Electrical Panel/Circuit Breakers/Interior	X	
Electrical Switches, Sockets, Wall Plates - Interior	X	
Electrical Wiring ¹	X	X
Exterior Building Surfaces		X
Exterior Faucets, Handles, Washers		X
Exterior Lighting Fixtures		X
Fences - Painting (Inside/Outside Surfaces)		X
Fences - Repair and Replace		X
Fireplaces - Chimney Sweeping	X	
Fireplaces - Repair - Firebox	X	
Fireplaces - Repair - Mantle	X	
Floor Coverings - Carpet, Vinyl and Tile ²	X	
Front Entry Landings		X
Furnace - Home Systems	X	
Furnace - Recreation Building		X
Garbage Disposal	X	
Gas Lines - Below Ground		X
Gutters & Downspouts		X
Hot Water Recirculating Systems & Pumps - Outside Unit		X

¹The Association's responsibility ends at the connection to the interior electric panel. The electric panel itself is the Owner's responsibility.

²From the date of recording this Restated Declaration, at such time as an Owner replaces any floor covering, Section 5.4 requires that carpet with an adequate carpet pad is used in every room of a Unit on the second floor or above excluding the kitchen and bath. The floor coverings in any kitchen and bath may be vinyl rather than carpet as long as adequate sound mitigation measures are installed.

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COMPONENT(S)	OWNER	ASSOC
Hot Water Recirculating Systems & Pumps - Inside Unit	X	
Landscaping - Back Yards		X
Landscaping - Balconies		X
Landscaping - Beds		X
Landscaping - Front Yards		X
Landscaping - Lawns		X
Landscaping - Patios/Courtyards		X
Landscaping - Side Yards		X
Landscaping - Slopes		X
Landscaping - Trees		X
Lighting Fixtures - Common Areas		X
Lighting Fixtures - Inside Homes	X	
Lighting Fixtures - Outside - Front		X
Lighting Fixtures - Outside - Patio	X	
Linoleum & Vinyl Flooring - Inside Homes	X	
Painting - Interior	X	
Party Walls	X	
Patio/Balcony Deck Membranes		X
Patio/Balcony Deck Painting		X
Patio/Balcony Deck Railings - Painting (Inside/Outside Surfaces)		X
Patio/Balcony Deck Waterproofing		X
Plumbing Fixtures - Interior (Toilets/Tubs/Sinks/Faucets, etc.)	X	
Plumbing Lines - Interior, located behind or within walls or ceilings ^{2/}	X	
Plumbing Lines - Interior, if not located behind or within walls, floors or ceilings	X	

^{2/}Owners are responsible for lines they exclusively use, or until such lines reach a point where other lines are connected.

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COMPONENT(S)	OWNER	ASSOC
Plumbing Lines - Interior, located within floors		X
Repairs to Wall Coverings, Floor Coverings which the Association damages during repairs		X
Roof Decking		X
Roof Flashing & Other Roofing Components		X
Roof Shingles/Tiles		X
Roof Underlayment		X
Roof Vents		X
Sewer Lines - Below Ground [#]		X
Sewer/Toilet Backups	X	
Sidewalks - Common Areas		X
Sidewalks - Entry		X
Sliding Patio Door Flashing/Waterproofing		X
Sliding Patio Door Frames & Tracks		X
Sliding Patio Door Hardware	X	
Sliding Patio Doors	X	
Spraying for Household Pests (Ants, Fleas, etc.)	X	
Spraying for Landscaping Pests		X
Streets		X
Stucco Painting/Coloring		X
Stucco Repair & Replacement		X
Termite Eradication - Indoor		X
Termite Eradication - Outdoor		X
Toilet - Wax Ring	X	

[#]The Association will not be responsible for the cost of sewer backups which occur along a portion of a line which is exclusively used by one Owner, or those backups caused by the act, omission or neglect of an Owner or such Owners' tenants, guests or other persons in the Unit, whether or not such act, omission or neglect was negligent.

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COMPONENT(S)	OWNER	ASSOC
Toilets - Fixture & Components	X	
Trim - Wood - Exterior - Maintenance & Replacement		X
Trim - Wood - Exterior - Painting		X
Wallpaper/Paneling	X	
Water Heater - Inside Unit	X	
Water Lines - Common - Below Ground		X
Water Lines - Common - In Crawl Spaces		X
Water Softeners	X	
Window and Door Glass	X	
Window and Slider Screens	X	
Window Flashing/Waterproofing		X
Window Frames	X	
Window Hardware	X	
Wiring - Cable TV - Inside Unit	X	
Wiring - Cable TV - Outside Unit		X
Wiring - Electrical - From Breaker to Interior	X	
Wiring - Electrical - From Outside To Breaker in Unit		X
Wiring - Telephone	X	

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