

**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 8.3 of the Declaration.

COMPONENT(S)	OWNER	ASSOC
Air Conditioner	X	
Antennas - Attic	X	
Appliances - Built-in	X	
Appliances - Free Standing	X	
Cable TV - See Wiring	X	
Carpeting - in Homes	X	
Caulking - Exterior		X
Caulking - Interior (e.g. bathrooms, kitchen)	X	
Ceiling - Structure		X
Ceiling - Interior Surface	X	
Chimneys - Exterior		X
Chimneys - Interior/Flues	X	
Chimneys - Sweeping	X	
Common Area Improvements (Not Exclusive Use)		X
Doorbell - Exterior Components/Button Switch	X	
Doorbell - Interior Components	X	
Doors - Entry & Garage Pedestrian - Structure	X	
Doors - Entry & Garage Pedestrian - Flashing/Waterproofing	X	
Doors - Entry & Garage Pedestrian - Frame		X
Doors - Entry & Garage Pedestrian - Locks and Hardware	X	
Doors - Entry & Garage Pedestrian - Painting - Exterior Surface		X
Doors - Entry & Garage Pedestrian - Painting - Interior Surface	X	

COMPONENT(S)	OWNER	ASSOC
Doors - Garage Vehicle - Structure		X
Doors - Garage Vehicle - Electric Openers and Remote Controls	X	
Doors - Garage Vehicle - Locks and Hardware	X	
Doors - Garage Vehicle - Painting - Exterior Surface		X
Doors - Garage Vehicle - Painting - Interior Surface	X	
Doors, Screen/Storm/Security	X	
Drainage Systems (e.g. ditches, catch basins)		X
Drainage Systems - Private	- X	
Drains - Bathtubs, Showers, Sinks	X	
Drains - Curb		X
Drains - Patio - Repair and Replace		X
Drains - Patio - Maintain	X	
Drains - Yards/Planters	X	
Driveways - Cleaning and Sweeping	X	
Driveways - Repair and Replacement		X
Electrical Panel/Circuit Breakers	X	
Electrical Switches, Sockets, Wall Plates - Interior	X	
Electrical Switches, Sockets, Wall Plates - Exterior, Exclusive Use Area	X	
Electrical Wiring - Serving Individual Unit, Exclusive Use Area	X	
Electrical Wiring - Common, Serving More than One Unit		X
Exterior Building Surfaces <sup>1/</sup>		X
Exterior, Exclusive Use Area, Faucets, Handles, Washers	X	
Exterior Lighting Fixtures <sup>2/</sup>	X	

<sup>1/</sup>Including periodic maintenance, painting, repair and replacement.

COMPONENT(S)	OWNER	ASSOC
Fences		
<u>  X  </u> Wood		
_____ Stucco		X
_____ Wrought Iron		
<u>  X  </u> Other <u>  Chain Link  </u>		
Fences - Cleaning - Exterior		X
Fences - Cleaning - Interior (towards home)	X	
Fences - Painting - Exterior		X
Fences - Painting - Interior (towards home)		X
Fences - Repair and Replace		X
Fireplaces - Chimney Sweeping	X	
Fireplaces - Repair - Exterior		X
Fireplaces - Repair - Firebox	X	
Fireplaces - Repair - Interior	X	
Fireplaces - Repair - Mantle	X	
Floor - Slab		X
Floor-Coverings - Carpet, Vinyl and Tile	X	
Garage Aprons		X
Garages - Exterior <sup>2/</sup>		X
Garages - Interior Surfaces <sup>4/</sup>	X	
Garbage Disposal	X	
Gas Lines - Below Ground	X	
Gutters & Downspouts	X	

<sup>2/</sup>Excluding the lights outside the garage and gate which are Common Area lights maintained, repaired and replaced by the Association.

<sup>3/</sup>The Association is responsible for the periodic maintenance, repair and replacement of the exterior surfaces and the structural portions thereof.

<sup>4/</sup>This includes the periodic maintenance and repair of the interior surfaces, including the repair of minor fractures and cracks.

COMPONENT(S)	OWNER	ASSOC
Hot Water Heater	X	
Landscaping - Back Patio	X	
Landscaping - Common Area		X
Landscaping - Front Patio	X	
Landscaping - Side Yards Within Fence	X	
Landscaping - Slopes		X
Lighting Fixtures - Attached to Outside of Homes and Controlled Inside the Home	X	
Lighting Fixtures - Common Areas		X
Lighting Fixtures - Inside Homes	X	
Mailboxes	X	
Painting - Interior <sup>5/</sup>	X	
Parking Areas - Concrete/Asphalt Surfaces		X
Party Walls		X
Patio Covers - Painting	X	
Patio Covers - Repair and Replace	X	
Patio - Landscaping	X	
Plumbing Fixtures - Interior (Toilets/Tubs/Sinks/Faucets, etc.)	X	
Plumbing Lines - Interior, hidden behind walls, or within floors, slabs or ceilings	X	
Plumbing Lines - Interior, if not behind walls, or within floors, slabs or ceilings	X	
Radiant Heat System	X	
Repairs to Wall Coverings, Floor Coverings which the Association damages during repairs		X
Roof Flashing & Other Roofing Components		X
Roof Shingles/Tiles		X
Roof Underlayment		X
Roof Vents		X

<sup>5/</sup>This includes the responsibility for the repair of minor cracks in the walls and ceilings.

COMPONENT(S)	OWNER	ASSOC
Sewer Lines - Below Ground up to Main Line	X	
Sewer/Toilet Backups	X	
Sidewalks - Common Areas		X
Sidewalks - Entry - Inside Fence	X	
Sidewalks - Entry - Outside Fence		X
Siding Painting/Coloring		X
Siding Repair & Replacement		X
Slabs - Cosmetic Cracks	X	
Slabs - Structural Cracks		X
Slabs - Owner Installed	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, Termites, etc.) - Interior	X	
Spraying for Household Pests (Ants, Fleas, Termites, etc.) - Exterior		X
Spraying for Landscaping Pests - Exterior		X
Streets		X
Termite Eradication/Repair - Interior of Unit Wall Coverings & Floor Coverings	X	
Termite Eradication/Repair - Exterior, Structural		X
Tile - Vinyl or Ceramic	X	
Toilet - Wax Ring	X	
Toilets - Fixture & Components	X	
Trim - Wood - Maintenance & Replacement - Interior	X	
Trim - Wood - Maintenance & Replacement - Exterior		X
Trim - Wood - Painting - Exterior		X
Trim - Wood - Painting - Interior	X	

COMPONENT(S)	OWNER	ASSOC
Wallpaper/Paneling/Interior Paint	X	
Walls - Structure - Other than Owner Installed		X
Walls - Structure - Owner Installed	X	
Water Lines - Below Ground, Exclusive Use	X	
Water Softeners	X	
Window and Door Glass	X	
Window Flashing - Waterproofing		X
Window Flashing - Weatherproofing	X	
Window Frames - Aluminum	X	
Window Hardware	X	
Wiring - Cable TV	X	
Wiring - Telephone	X	