

DESCRIPTION OF AREA		A=Association O=Owner U=Utility Co.		
		A	O	U
UNIT				
1	Exterior painting of front door	X		
2	Exterior painting of front door frame	X		
3	Interior painting of front door		X	
4	Hardware, weather stripping and fixtures of all doors		X	
5	Replacement of front door and door frame		X	
6	Interior painting of Unit		X	
7	Repair and replacement of window screens		X	
8	Repair and replacement of patio door screens		X	
9	Repair and replacement of windows, window frames, weather stripping, glass, sliding doors, and all components of window system		X	
10	Repair and replacement of patio doors and glass		X	
11	Painting outside walls (stucco)	X		
12	Painting outside trim of Unit	X		
13	Repair, replacement and maintenance of outside walls and trim	X		
14	Interior wall paint and coverings		X	
15	Interior floor coverings		X	
16	Unit roof repair and replacement, including scuppers	X		
17	Repair and clean-out of drains and downspouts	X		
18	Repair of all residential building slabs under the first floor units, unless caused by Association Common Area tree resulting in crack over one-half inch (1/2")		X	
19	Repair of all residential building slabs under the first floor units, caused by Association Common Area tree resulting in crack over one-half inch (1/2")	X		
20	Repair of all residential building subfloors between first and second story Units		X	
21	Upkeep, repair and replacement of all residential building footings, foundations / slabs caused by Association Common Area tree resulting in crack of over one-half inch (1/2")	X		
22	Interior damage to Unit, including any floor treatments, caused by repair and/or replacement of footings, foundations, slab area		X	
23	Faucets — exterior of Unit	X	X	

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24	Faucets — interior of Unit		X	
25	Light fixtures, wiring, and bulbs — interior and exterior of Unit (except electrical elements on exterior of Unit connected to Association's Common Area electrical meter installed by original developer)		X	
26	Light fixtures and bulbs, and electrical elements on Exterior of Unit connected to Association's Common Area electrical meter installed by original developer	X		
27	Mailboxes, except locks	X		
28	Mailbox locks		X	
29	HVAC system, including all interior / exterior ductwork or utility penetrations and condensation lines		X	
30	Water heater system		X	
FRONT ENTRY AREAS				
31	Upkeep, repair and replacement of sidewalk area up to the front stoops	X		
32	Front stoops (provided Owner has not modified it in any manner)	X		
33	Upgrade of hardscape patios or sidewalks and any resulting damage to underlying hardscape (e.g., tiles, pavers, cement coatings)		X	
34	Watering, upkeep and maintenance of plants, trees, shrubs and related irrigation system within Front Entry Areas	X		
35	Any Owner-installed improvements or personal property (e.g., potted plants, statues), subject to compliance with Architectural/Landscape Guidelines		X	
36	Front porch light (fixture, wiring and light bulbs)	X		
PARKING SPACES				
37	Parking space asphalt, except stains caused by Owner	X		
38	Parking space stains caused by Owner		X	
39	Any covered parking structure	X		
PATIO AREAS				
40	Upkeep, repair and replacement of patio concrete slab, unless caused by Association Common Area tree resulting in crack of over one-half inch (1/2")		X	
41	Upkeep, repair and replacement of patio concrete slab caused by Association Common Area tree resulting in crack of over one-half inch (1/2")	X		
42	Maintenance and upkeep of shrubs, landscaping and irrigation system surrounding patio	X		

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43	Watering, maintenance and upkeep of Owner provided plants		X	
44	Any Owner-installed improvements or personal property (e.g., potted plants, statues, built-in barbecues and appurtenant gas lines), subject to compliance with Architectural / Landscape Guidelines, if any		X	
45	Faucets in Patio area		X	
46	Patio security light fixtures and bulbs		X	
47	Painting of columns in the unenclosed patio area	X		
48	Maintenance, repair and replacement (excluding painting) of columns in the unenclosed patio area	X		
BALCONY SURFACES AND STAIRWAYS				
49	Maintenance, repair and replacement of all balcony surfaces appurtenant to each Owner's Unit, except for front entry deck areas between upstairs Units		X	
50	Maintenance, repair and replacement of plywood deck below balcony surfaces and all substrata Common Area below plywood deck, as well as balcony railings, except if such areas are damaged by Owner's failure to maintain the balcony surface	X		
51	Repair of all residential building subfloors between first and second story Units		X	
52	Maintenance, repair and replacement of balcony surfaces of front entry deck areas between the upstairs Units	X		
53	Maintenance, repair, replacement and painting of all wrought iron within the balcony unless installed by Owner	X		
54	Maintenance repair, replacement and painting of all wrought iron within the balcony installed by Owner		X	
55	Balcony lights and fixtures		X	
UTILITIES				
56	Electrical service up to and including the electric meter			X
57	Electrical distribution from the meter to and within the Unit		X	
58	Gas service up to and including the gas meter	X		X
59	Gas service from gas meter to water heater for each building and/or Common Area pools/spas/showers	X		
60	Water distribution up to and including the water meter			X

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61	Water distribution from the water meter to the Unit and within the Unit walls up to, but not including, the point at which a water pipe attaches to a valve or t-joint (that is connected to pipe solely serving the Unit's water system), as well as any pipes under the slab, footings, subfloors or foundation to the Unit	X		
62	Water distribution from and including the point at which a pipe attaches to a valve or t-joint serving the Unit including any pipes on the downstream side of a valve or t-joint serving the Unit, as well as all pipes, valve, and water lines that are within the airspace of the Unit		X	
63	Costs for access damage to facilitate any Association-related repairs of a water leak (see Section 6.7(c))		X	
64	Telephone and telephone wires (either telephone company or owner)		X	X
65	Cable TV (either cable TV company or owner)		X	X
66	Sewer line breaks inside the Unit, excluding any pipes under the slab, subfloors, footings or foundations		X	
67	Sewer line breaks outside the Unit, as well as any pipes under the slab, subfloors, footings or foundations	X		
68	Costs for access damage to facilitate any Association-required repairs of sewer line break (see Section 6.7(c))		X	
69	Sewer line breaks wherever located caused by the roots of a Common Area tree	X		
70	Sewer line stoppages (unless caused by roots of a tree in the Common Area)		X	
71	Sewer line stoppages caused by roots of trees in common Area	X		
APPLIANCES RELATED TO THE CONDOMINIUM UNITS ONLY				
72	Upkeep, repair and replacement of furnace		X	
73	Upkeep, repair and replacement of air conditioner		X	
74	Maintenance, repair and replacement of air duct system		X	
75	Upkeep, repair and replacement of dishwasher		X	
76	Upkeep, repair and replacement of kitchen stove		X	
77	Upkeep, repair and replacement of kitchen and bath cabinets		X	
78	Upkeep, repair and replacement of plumbing fixtures and connections to water and sewer system		X	
79	Upkeep, repair and replacement of bathtubs, shower stall, shower pans, bath and shower tile		X	

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COMMON AREA PROPERTY AND LANDSCAPING				
80	Landscaping within common area but excluding landscaping in any exclusive use common area	X		
81	Upkeep, repair and replacement of swimming pools, spas and tennis courts and related equipment	X		
82	Upkeep, repair and replacement of ladders to the roofs	X		
83	Irrigation system — common area only (not exclusive use common area)	X		