

EXHIBIT "A"**CONDOMINIUM MAINTENANCE RESPONSIBILITY CHECKLIST**

ASSOC	OWNER	UNIT INTERIOR
_____	<input checked="" type="checkbox"/>	Appliances
_____	<input checked="" type="checkbox"/>	Carpeting
_____	<input checked="" type="checkbox"/>	Caulking - bathrooms, kitchens
_____	<input checked="" type="checkbox"/>	Chimneys - sweeping
_____	<input checked="" type="checkbox"/>	Doorbell - components
_____	<input checked="" type="checkbox"/>	Doors - glass
_____	<input checked="" type="checkbox"/>	Fireplaces - repair firebox
_____	<input checked="" type="checkbox"/>	Fireplaces - repair mantle
_____	<input checked="" type="checkbox"/>	Fireplaces - repair stone/bricks
_____	<input checked="" type="checkbox"/>	Floor coverings
_____	<input checked="" type="checkbox"/>	Garbage disposal
_____	<input checked="" type="checkbox"/>	Hot water recirculating systems and pumps
_____	<input checked="" type="checkbox"/>	Lighting fixtures
_____	<input checked="" type="checkbox"/>	Painting
_____	<input checked="" type="checkbox"/>	Wallpaper and paneling
_____	<input checked="" type="checkbox"/>	Window glass
_____	<input checked="" type="checkbox"/>	Window flashing and waterproofing
_____	<input checked="" type="checkbox"/>	Window frames
_____	<input checked="" type="checkbox"/>	Window hardware
_____	<input checked="" type="checkbox"/>	Window caulking

ASSOC	OWNER	ROOF
_____	<input checked="" type="checkbox"/>	Roof decking
_____	<input checked="" type="checkbox"/>	Roof flashing
<input checked="" type="checkbox"/>	_____	Roof shingles/tiles
<input checked="" type="checkbox"/>	_____	Roof underlayment
<input checked="" type="checkbox"/>	_____	Roof vents

ASSOC	OWNER	EXTERIOR
_____	<input checked="" type="checkbox"/>	Air conditioning system - exclusively serving a unit
_____	<input checked="" type="checkbox"/>	Antennas or Satellite Dishes - exclusively serving a unit
<input checked="" type="checkbox"/>	_____	Building surfaces
<input checked="" type="checkbox"/>	_____	Caulking - not Windows
<input checked="" type="checkbox"/>	_____	Chimneys
_____	<input checked="" type="checkbox"/>	Doors - entry - flashing/waterproofing
_____	<input checked="" type="checkbox"/>	Doors - entry door (repair and replace)

ASSOC	OWNER	EXTERIOR - Continued
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Doors - entry - frame
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Doors - entry - locks and hardware
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Doors - entry - painting
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Doors - screen
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Doors - sliding
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Doors - security
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Driveways
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Faucets, handles, washers - exclusively serving a unit
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fences - common area
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fences - separating common area from exclusive use area
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fences - separating unit exclusive use area
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fireplace - repair exterior stone/bricks
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Gutters and downspouts
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lighting fixtures - switches located within a unit
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sidewalks - entry in courtyards
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Skylights - flashing and waterproofing
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Skylights - frame and glass
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stucco - painting/coloring
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stucco - repair and replacement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trim - wood - maintenance and replacement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trim - wood - painting

ASSOC	OWNER	EXCLUSIVE USE AREAS/PATIOS/BALCONIES
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drains
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Deck membranes/waterproofing
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Deck railings - painting
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Patios/balconies - painting
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Patio sliding doors - glass
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Patio sliding doors - flashing and waterproofing
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Patio sliding doors - frames and tracks
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Patio sliding doors - hardware

ASSOC	OWNER	GARAGE/CARPORTS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Doors - garage - electric openers and remote controls
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Doors - garage - locks and hardware
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Doors - garage - painting exterior
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Doors - garage - painting interior
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Doors - garage - repair and replacement

ASSOC	OWNER	UTILITIES/WIRING/PLUMBING
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cable TV wiring
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drains - bathtubs/showers/sinks
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electrical panel/circuit breakers - within Unit
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electrical switches, sockets, wallplates - exterior
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electrical switches, sockets, wallplates - interior
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electrical wiring - interior
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Gas lines below ground exclusively serving one Unit
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plumbing fixtures - toilets/tubs/sinks/faucets/etc
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plumbing lines - interior (behind walls, floors, ceilings & exclusively serving one Unit)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sewer lines - in crawl spaces or under slab & exclusively serving one Unit
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Telephone wiring
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Toilet and sewer backups
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Toilets - wax rings
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Toilets - fixtures and components
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water heater(s)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water lines - shutoff to Unit interior
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water lines - shutoff to street
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water softeners

ASSOC	OWNER	EXCLUSIVE USE YARD AREAS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage systems, ditches, catch basins
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drains - yard/planters
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Landscaping - back or side yards
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Landscaping - exclusive use/patios

ASSOC	OWNER	COMMON AREAS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Common area improvements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landscaping - common area
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lighting fixtures
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pool
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pump and filter room
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sewer lines - common area - below ground
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sidewalks
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Spa
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Streets - maintenance and repair

ASSOC	OWNER	PEST CONTROL
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Spraying for household pests - interior (ants, fleas, etc.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Spraying for landscaping pests
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Termite eradication & repair of damage occasioned by wood destroying pests or organisms