

CPC Responsibility List

| Items   | CPC Trust | Unit Owner |
|---|-----------|------------|
| <b>BUILDING EXTERIOR:</b>                           |           |            |
| Roofs, Framing, Studs, Supports, Beams              | X         |            |
| Foundation, Concrete Floors                         | X         |            |
| Vinyl Clapboard Siding                              | X         |            |
| Gutters & Downspouts, Window Well Covers            | X         |            |
| Windows, Exterior Doors, Garage & Patio Doors       |           | X          |
| Chimney Chase & Cap                                 | X         |            |
| <b>EXTERIOR ELECTRIC/WATER:</b>                     |           |            |
| Light Fixture in Front of Garage, including Bulb    | X         |            |
| Front, Side & Rear Lights, including Bulbs          |           | X          |
| Door Bell Button                                    |           | X          |
| Air Conditioning Compressor, Pad, Pipes             |           | X          |
| Electrical Outlets                                  |           | X          |
| Exterior Water Spigot                               |           | X          |
| Exterior Water Spigot - Connected to Trust Meter    | X         |            |
| <b>OTHER EXTERIOR STRUCTURES:</b>                   |           |            |
| *Routine Maintenance (Unit Owner)                   |           |            |
| **Repair/Replacement (CPC Trust)                    |           |            |
| Walks, Driveways, Front Step                        | **        | *          |
| Rear Decks including Privacy Fence and Steps        | **        | *          |
| Rear Patio including Privacy Fence                  | **        | *          |
| <b>UNIT INTERIOR:</b>                               |           |            |
| Studs Between Units, Floor Joists, Sub Floor        | X         |            |
| Interior Doors                                      |           | X          |
| Sheet Rock, Paint, Wallpaper, Tile                  |           | X          |
| Carpet, Hardwood and all other Flooring             |           | X          |
| Kitchen and Bath Cabinets including Countertops     |           | X          |
| Stove, Refrigerator, Dishwasher, Built in Microwave |           | X          |
| Ceiling Fixtures ( Lights, Fans, Exhaust Fans)      |           | X          |
| Plumbing including Toilets, Sinks and Bathtubs      |           | X          |
| Water, Gas and Sewer Pipes                          |           | X          |
| Heating System including all Ducts                  |           | X          |
| Hot Water Heater                                    |           | X          |
| Fireplace, Chimney Flue                             |           | X          |
| Carbon Monoxide Detectors                           |           | X          |
| Dryer Vent Pipe and Exterior Cap                    |           | X          |
| Smoke Detectors                                     |           | X          |
| Heat Detectors                                      | X         |            |
| <b>SERVICES:</b>                                    |           |            |
| Regular Trash Pickup                                | X         |            |
| Snow Removal  | X         |            |
| Exterior Exterminating                              | X         |            |
| Interior Exterminating excluding Termites           |           | X          |
| Television Cable                                    |           | X          |
| Satellite Dish                                      |           | X          |