

DESCRIPTION OF AREA	A=ASSOCIATION; O=OWNER; U=UTILITIES		
	A	O	U
UNIT			
Exterior painting of front door	X		
Exterior painting of front door frame	X		
Interior painting of front door		X	
Hardware, weather stripping and fixtures of all doors		X	
Replacement of front door and door frame		X	
Repair, replacement of front stoop, including surface tile treatments		X	
Interior painting of condominium unit		X	
Repair and replacement of window screens		X	
Repair and replacement of patio / balcony door screens		X	
Repair and replacement of windows, window frames, weather stripping, glass, sliding doors, and all components of window system		X	
Repair and replacement of patio doors and glass		X	
Painting outside walls (stucco)	X		
Painting outside trim of Unit	X		
Repair, replacement and maintenance of outside walls and trim	X		
Interior wall paint and coverings		X	
Interior floor coverings		X	
Unit roof repair and replacement, including gutters and scuppers	X		
Upkeep, repair and replacement of all residential building footings, foundations / slabs, unless called by Owner, resulting in crack over 1/2	X		
Upkeep, repair and replacement of all residential building footings, foundations / slabs caused by Owner resulting in crack over 1/2		X	
Security Services located within Unit		X	
Faucets - interior of Unit		X	
Faucets - exterior of the Unit but within the private patio		X	
Faucets - exterior of Unit other than the private patio	X		

DESCRIPTION OF AREA	A=ASSOCIATION; O=OWNER; U=UTILITIES		
	A	O	U
UNIT (continued)			
Light fixtures 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	
Light fixtures and bulbs, and electrical elements on exterior of Unit connected to Association's common area electrical meter installed by original developer, including carriage lights	X		
Skylights and Solartubes, if any (including transition and connection to roof system)		X	
Fireplaces, spark arrester, and related components / utility connections		X	
Mailboxes	X		
HVAC system, including all interior / exterior ductwork or utility penetrations		X	
Water heater system		X	
CARPORTS			
Exterior painting of carport buildings	X		
Interior painting of carports	X		
Carport roof system	X		
Carport slab	X		
Driveway / carport stairs	X		
Painting, repair, replacement and maintenance of outside walls and trim	X		
PATIOS / BALCONIES / STORAGE CLOSETS			
Upkeep, repair and replacement of enclosed patio concrete slab		X	
Upkeep, repair and replacement of gate to enclosed patio (except painting)		X	
Upgrade of hardscape patios or sidewalks and any resulting damage to underlying hardscape		X	
Painting of gate to enclosed patio (inside and outside)	X		
Watering, maintenance and upkeep of plants, trees, shrubs and related irrigation system		X	
Faucets in patio area		X	

DESCRIPTION OF AREA	A=ASSOCIATION; O=OWNER; U=UTILITIES		
	A	O	U
Painting, watersealing, maintenance of raised planters and related components, including plant material, tile treatment and irrigation system		X	
Damage caused to any Association maintenance areas by failure to properly maintain irrigation system (including overspray)		X	
Perimeter wall around enclosed patio areas — painting of top and side facing Association common area only	X		
Upkeep, repair and replacement of light fixtures, hose bibs, electrical sockets, shelves		X	
Upkeep, repair and replacement of parapet walls, stucco walls	X		
Upkeep, repair and replacement of original deck surface		X	
Painting of storage closet located in patio / balcony	X		
Upkeep, repair and replacement of storage closet door		X	
Upkeep, repair and replacement of Owner-installed improvements, including any Owner-installed deck / extended patios		X	
Maintenance of perimeter wall around enclosed patio areas, except painting of top and side facing Association common area		X	
APPLIANCES RELATED TO THE CONDOMINIUM UNITS ONLY			
Upkeep, repair and replacement of furnace		X	
Upkeep, repair and replacement of air conditioner		X	
Maintenance, repair and replacement of air duct system		X	
Upkeep, repair and replacement of kitchen appliances		X	
Upkeep, repair and replacement of kitchen and bath cabinets		X	
Upkeep, repair and replacement of plumbing fixtures and connections to water and sewer system		X	
Upkeep, repair and replacement of bathtubs, shower stall, shower pans, bath and shower tile		X	
COMMON AREA PROPERTY AND LANDSCAPING			
Landscaping within common area but excluding landscaping within the patios	X		
Landscaping within the patios		X	

DESCRIPTION OF AREA	A=ASSOCIATION; O=OWNER; U=UTILITIES		
	A	O	U
Upkeep, repair and replacement of tennis courts, swimming pools, spas, laundry rooms, clubhouse, BBQs and laundry rooms	X		
Irrigation system - common area only (not including irrigations systems within enclosed patios)	X		
Streets and curbs	X		
UTILITIES			
Electrical service up to and including the electric meter			X
Electrical distribution from the meter to and within the Unit		X	
Gas service up to and including the gas meter			X
Gas distribution from the meter to and within the Unit		X	
Subject to the provisions of Section 5 (c) of this Exhibit A entitled "Water Intrusion Damage", water distribution from the water meter up to the connection with the unit shut-off valve or, if none, to the first pipe connection to the unit as well as any pipes under the slab, footings or foundations which service which service more than one unit.	X		
Subject to the provisions of Section 5 (c) of this Exhibit A entitled "Water Intrusion Damage", water distribution from the unit shut-off valve or, if none, from the first pipe connection to the unit and within the unit, as well as any pipes under the slab, footings, or foundations which services the unit exclusively.		X	
Water distribution system breaks and/or stoppages caused by roots of trees in common area	X		
Water distribution system breaks and/or stoppages (if caused by roots of trees in the patio areas)		X	
Drain, water pipes and shut-off valves which services the unit exclusively		X	
Drain, water pipes and shut-off valves which service more than one unit	X		
Telephone and telephone wires (either telephone company or owner)		X	X
Cable TV (either cable TV company or owner)		X	X
Sewer line breaks and/or stoppages (unless caused by roots of trees in common area) which services the unit exclusively.		X	
Sewer line breaks which services more than one unit and/or stoppages caused by roots of trees located in common area	X		