

EXHIBIT "D" - 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 6.3 of the Declaration.

| COMPONENT(S) | OWNER | ASSOC |
|---|-------|-------|
| Air Conditioning System - Each Unit | X | |
| Appliances - Built-in | X | |
| Appliances - Free Standing | X | |
| Carpeting - in Units | X | |
| Carport/Parking Space - Concrete/Asphalt Surfaces | | X |
| Caulking - Exterior | | X |
| Caulking - Interior | X | |
| Common Area Improvements | | X |
| Crawl Spaces in Attic | | X |
| Doorbell - Exterior Components/Button Switch | X | |
| Doorbell - Interior Components | X | |
| Doors - Entry - Frame & Door | | X |
| Doors - Entry - Locks and Hardware | X | |
| Doors - Entry - Painting - Exterior Surface | | X |
| Doors - Entry - Painting - Interior Surface | X | |
| Doors - Entry - Weather Stripping/Waterproofing | X | |
| Doors, Screen/Storm/Security | X | |
| Drainage Systems (e.g. ditches, catch basins) | | X |
| Drains - Bathtubs, Showers, Sinks | X | |
| Drains - Curb | | X |
| Drains - Patio/Balcony | | X |
| Drains - Yards/Planters | | X |
| Electrical Panel/Circuit Breakers/Interior | X | |

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| COMPONENT(S) | OWNER | ASSOC |
|---|-------|-------|
| Electrical Switches, Sockets, Wall Plates - Interior | X | |
| Electrical Wiring ^{1/} | | |
| Exterior Building Surfaces | | X |
| Exterior Faucets, Handles, Washers | | X |
| Exterior Lighting Fixtures | | X |
| Fences - Painting (Inside/Outside Surfaces) ^{2/} | | |
| Fences - Repair and Replace | | X |
| Floor Coverings - Carpet, Vinyl and Tile | X | |
| Front Entry Landings | | X |
| Furnace - Unit Systems | X | |
| Garbage Disposal | X | |
| Gas Lines - Below Ground | | X |
| Glass | X | |
| Gutters & Downspouts | | X |
| Hot Water Recirculating Systems & Pumps - Inside Unit | X | |
| Landscaping - Back Yards/Patio | X | |
| Landscaping - Balconies | X | |
| Landscaping - Beds | | X |
| Landscaping - Common Area Patios/Courtyards | | X |
| Landscaping - Front Yards | | X |
| Landscaping - Lawns | | X |
| Landscaping - Side Yards | | X |

^{1/}Owners are responsible for all electrical wiring in the interior of the Unit and that wiring in the interior walls. The Association is responsible for the wiring outside the Unit and in the Common Area walls.

^{2/}Owners are responsible for painting the interior surfaces of the fences (the surfaces that face the Unit), and the Association is responsible for painting the exterior surfaces of the fences.

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| COMPONENT(S) | OWNER | ASSOC |
|--|-------|-------|
| Landscaping - Slopes | | X |
| Landscaping - Trees | | X |
| Lighting Fixtures - Common Areas | | X |
| Lighting Fixtures - Inside Units | X | |
| Lighting Fixtures - Outside - Front | X | |
| Lighting Fixtures - Outside - Patio | X | |
| Linoleum & Vinyl Flooring - Inside Units | X | |
| Painting - Interior | X | |
| Patio/Balcony Deck Membranes | | X |
| Patio/Balcony Deck Painting | | X |
| Patio/Balcony Deck Railings - Painting (Inside/Outside Surfaces) | | X |
| Patio/Balcony Deck Waterproofing | | X |
| Plumbing Fixtures - Interior (Toilets/Tubs/Sinks/Faucets, etc.) | X | |
| Plumbing Lines - Interior, if not located behind or within walls, floors or ceilings | X | |
| Plumbing Lines - Interior, located behind or within walls or ceilings | | X |
| Plumbing Lines - Interior, located within floors | | X |
| Repairs to Wall Coverings, Floor Coverings which the Association damages during repairs | | X |
| Roof Decking | | X |
| Roof Flashing & Other Roofing Components | | X |
| Roof Shingles/Tiles | | X |
| Roof Underlayment | | X |
| Roof Vents | | X |
| Sewer Lines - Below Ground | | X |
| Sewer/Toilet Backups | X | |
| Sidewalks - Common Areas | | X |
| Sidewalks - Entry | | X |

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| COMPONENT(S) | OWNER | ASSOC |
|--|-------|-------|
| 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, etc.) | X | |
| Spraying for Landscaping Pests | | X |
| Streets | | X |
| Stucco Painting/Coloring | | X |
| Stucco Repair & Replacement | | X |
| Termite Eradication - Indoor | X | |
| Termite Eradication - Outdoor | | X |
| Toilet - Wax Ring | X | |
| Toilets - Fixture & Components | X | |
| Trim - Wood - Exterior - Maintenance & Replacement | | X |
| Trim - Wood - Exterior - Painting | | X |
| Wallpaper/Paneling | X | |
| Water Heater - Inside Unit | X | |
| Water Lines - Common - Below Ground | | X |
| Water Lines - Common - In Crawl Spaces | | X |
| Water Softeners | X | |
| Window and Door Glass | X | |
| Window and Slider Screens | X | |
| Window Flashing/Waterproofing | | X |
| Window Frames | | X |
| Window Hardware | X | |
| Wiring - Cable TV - Inside Unit | X | |
| Wiring - Cable TV - Outside Unit | | X |
| Wiring - Electrical - From Breaker to Interior | | X |

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| COMPONENT(S) | OWNER | ASSOC |
|--|-------|-------|
| Wiring - Electrical - From Outside To Breaker in Unit | | X |
| Wiring - Telephone | X | |

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