

Exhibit "B"
EXTERIOR RESIDENTIAL UNIT MAINTENANCE CHART

The following chart demonstrates the division of responsibility for maintenance, repair and replacement of Common Areas and Residential Units components between Association and Owners. In the event of conflict, the terms of the Declaration will control over this chart.

	EXTERIOR	HOA	OWNER
1	Maintenance, repair and replacement of roof shingles.	X	
2	Maintenance, repair and replacement of roof underlayment on each Residential Unit (felt and plywood) due to normal wear and tear. (Any structural maintenance, repairs or replacement not included herein is the responsibility of the Owner)	X	
3	Maintenance, repair, and replacement of the exterior surfaces of each Residential Unit (but excluding the backing behind each of these exterior finishes), including exterior window shutters	X	
4	Maintenance, repair, and replacement of outside secondary water spigots, if any.	X	
5	Maintenance, repair, and replacement of rain gutters, down spouts and heat tape, if any.	X	
6	Maintenance, repair, and replacement of driveways, front steps, porches, individual walkways, and Common Area concrete	X	
7	Patios, including any exterior porch and patio lights		X
8	Maintenance, repair, and replacement of all structural components of the Residential Unit, including but not limited to framing, insulation, rafters, beams, water barriers, plywood or other backing to exterior surfaces		X
9	Maintenance, repair, and replacement of doors, hinges, frames, thresholds, locks, and doorbells.		X
10	Maintenance, repair, and replacement of garage floors, garage doors, and garage door frames.		X
11	Maintenance, repair, and replacement of windows (including glass), sliding glass doors, French doors, screens, and window frames.		X
12	Maintenance, repair, and replacement of exterior lights under eaves	X	
13	Maintenance of gas and electricity connections from the meters to each Residential Unit.		X
14	Maintenance of culinary water system from the outside entry through the foundation throughout the Residential Unit. This includes outside faucets and hose bibs. Any damage caused by this portion of water system is the liability of Owner.		X
15	Maintenance, repair, and replacement of phone lines, TV cables, internet lines, air conditioning, and satellite dishes.		X
16	Maintenance, repair and replacement of all Owner Improvements, such as windows, attic vents, fans, ornamental railings and similar items		X
17	Decks and deck steps	X	

	INTERIOR		
17	Maintenance of all interior painting, decorations, and furnishings from the inside of the unfinished walls and ceilings. this includes all appliances, such as dishwashers, garbage disposals, ranges, refrigerators, microwaves, furnaces, exhaust fans, attic vents, air conditioners, water heaters, and telephone and computer networks.		X
18	Maintenance, cleaning, and repair of venting and fireplaces.		X
19	Maintenance, repair, and replacement of the electrical system from the City electric meter to the breaker panel and to all outlets, including switches and light fixtures.		X
20	Maintenance, repair, and replacement of plumbing fixtures, such as sinks, basins, toilets, and an interior pipes and valves.		X
21	Repair of cracks or other damage to interior walls, floors, or ceilings caused by normal Residential Unit settling.		X
22	Repair of damage resulting from static water or seepage of water from any underground source, except water from sprinkler system failures.		X

	GROUND	HOA	OWNER
23	Maintenance of lawn and the maintenance and replacement or original trees, shrubs and lawn curbing.	X	
24	Maintenance and utilization of sprinkler system within the Association.	X	
25	Snow removal: Common Areas	X	
26	Snow removal: driveways and other applicable areas		X

	OTHER	HOA	OWNER
27	Maintenance and repair of water system and sewer system from the city water meter to the entrance to the exterior wall of each Residential Unit.	X	
28	Any damage to a Residential Unit or Common Area caused by a contractor hired by an Owner.		X
29	Any damage in, on, or to a Residential Unit is the sole responsibility of the Owner, except as otherwise stated herein.		X